

# Wynwood Plaza



95 NW 29th Street, Miami  
[thewynwoodplaza.com](http://thewynwoodplaza.com)



The Offices at Wynwood Plaza

A campus of *creativity*;  
a place that never fails  
to take us *somewhere new*.

# In Love with Wynwood? *So are we.*

The rising creative capital of Miami, Wynwood exudes *artistry, authenticity, and vibrancy*. Eminently walkable, Wynwood is home to some of the world's leading art institutions, countless breweries, bakeries, fine dining, food trucks, coworking spaces, and cafes – all steps from Wynwood Plaza.

Bordering Wynwood and Midtown Miami, Wynwood Plaza is the perfect starting point to explore both neighborhoods. While Wynwood is characterized by culture, dining, shopping, and nightlife, Midtown Miami covers all of the essential conveniences, including Trader Joe's, Barry's Bootcamp, Target, and more. With its proximity to I-95, Wynwood Plaza offers unparalleled access to Miami Beach, Brickell, and countless other Miami hot spots.



# Convenient & Walkable.

## Midtown

Car 2 min | Bike 2 min | Walk 8 min

## Edgewater

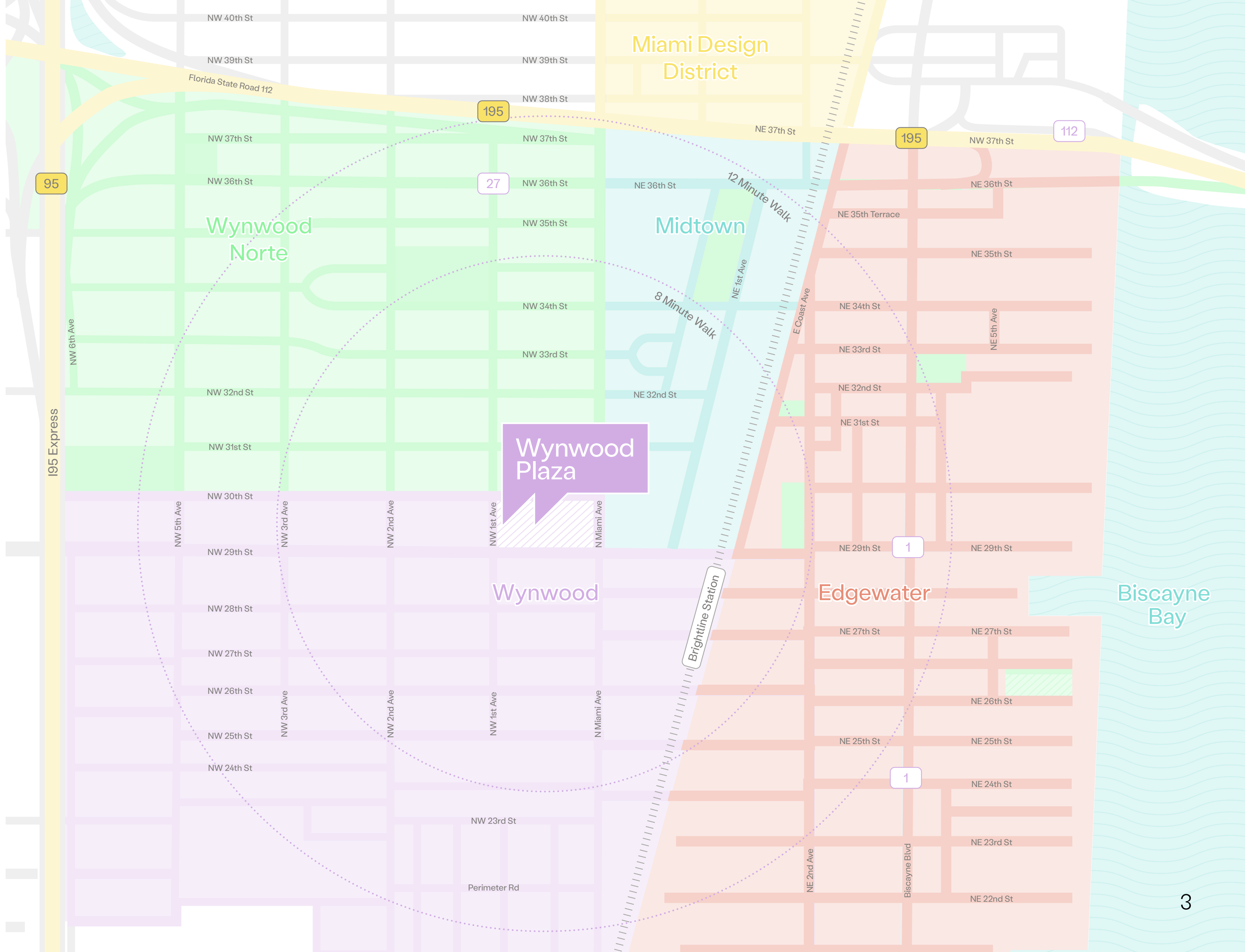
Car 4 min | Bike 4 min | Walk 12 min

## Miami Design District

Car 4 min | Bike 4 min | Walk 12 min

## Downtown Brickell

Car 16 min | Bike 27 min | Walk 60 min



Project Overview

Restaurants

1. Bakan
2. SuViche
3. Manta Wynwood
4. Le Chick Miami
5. Mayami Wynwood
6. Uchi
7. KYU
8. Doya
9. SuViche
10. Beaker & Gray
11. Momosan Wynwood
12. Wynwood Marketplace
13. Crudos Fusion Art
14. COTE Miami
15. Swan
16. Pura Vida Design District
17. ASTRA
18. Amara at Paraiso
19. NOA Café
20. Sylvano Miami
21. Morgans Restaurant
22. Dahlia

Culture/Arts/Music

23. Walt Grace Vintage
24. Wynwood Walls
25. Museum of Graffiti
26. Oasis Wynwood

Bars

27. The Sylvester
28. Dante's HiFi
29. FREEHOLD Miami
30. Bottled Blonde
31. Gramps
32. Syndicate Wynwood
33. Savage Labs Wynwood
34. Baccarat

35. Lagniappe
36. Spanglish

Wellness

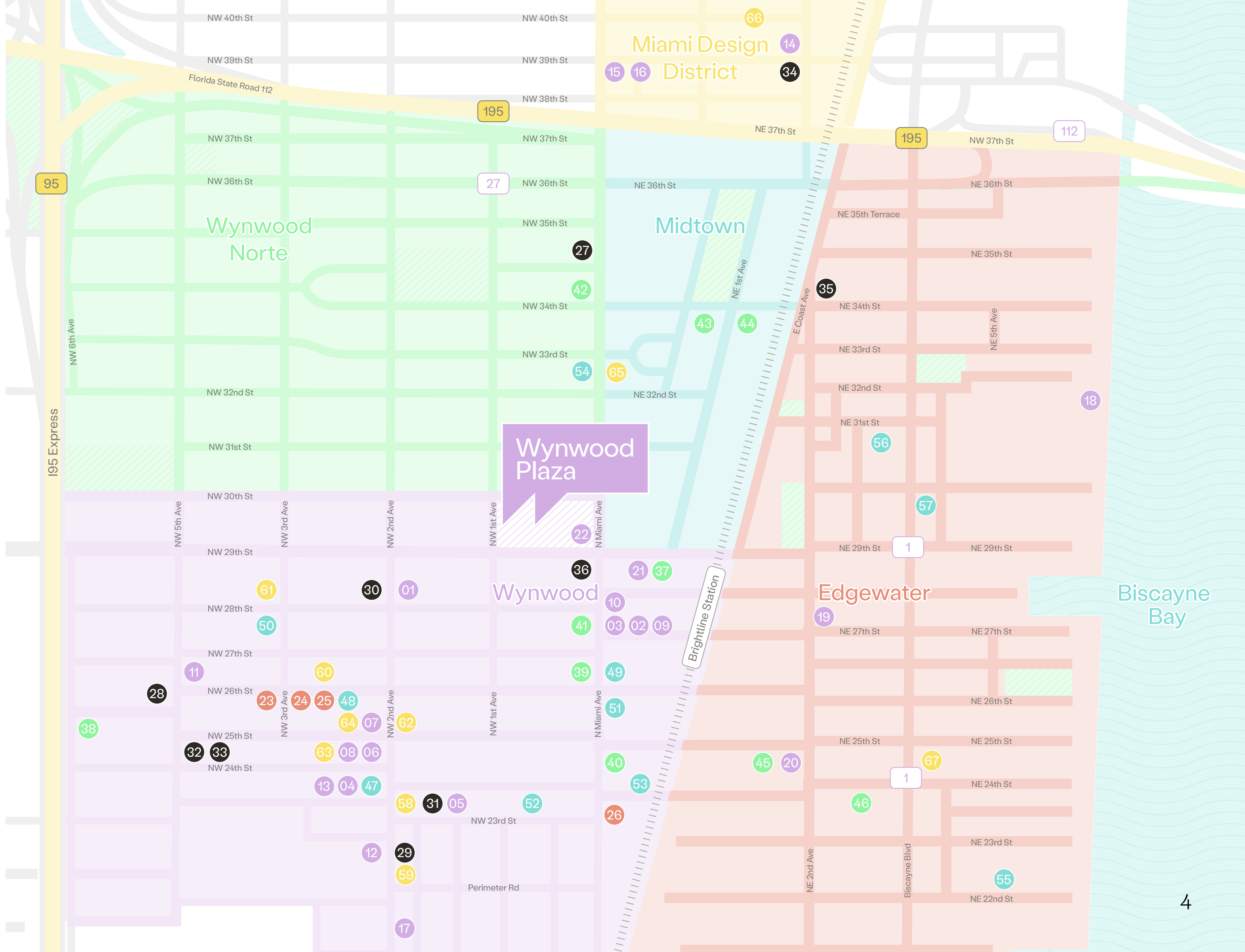
37. CrossFit Wynwood
38. Wynwood Yoga
39. FORM50 Fitness Miami
40. ERA Fit
41. Pilathon Wynwood
42. RYPT Gym
43. Barry's Midtown Miami
44. Purepower Cycle Midtown
45. Core Fitness
46. House of Transformation

Coffee & Pastry Shops

47. Panther Coffee
48. Zak The Baker
49. Suite Habana Cafe
50. MIAM Cafe - Wynwood
51. Fireman Derek's Bake Shop
52. The Salty Donut
53. Alex Coffee Roasters
54. Arigato Bubble Tea & Coffee
55. The Hideout Cafe
56. La Bottega Caffè
57. Raccoon Coffee & Kitchen

Shopping

58. Aviator Nation
59. Base
60. UNKNWN
61. NOBULL Miami
62. Pitusa
63. STUDS Wynwood Miami
64. Warby Parker
65. The Shops at Midtown Miami
66. Miami Design District
67. Shop Vicky Victoria



Project Overview



The Offices at Wynwood Plaza



29th Street Marquee Arrival

Located in the heart of Miami's cultural hub, *Wynwood Plaza* is the ultimate destination to live, work, play, and gather.



Porte-Cochère

With a dedicated porte-cochère for office tenants, your commute just got a little *more stylish*.

# World-class Workspace. Class-AAA & Tech-forward.

Designed by Gensler and situated on the prime corner of 29th Street and 1st Avenue, this 266,000 SF, Class-AAA office tower is *constructed with wellness in mind*.

Intentionally designed with center core, efficient floor plates, the building offers private tenant terraces on each floor, as well as best-in-class air filtration systems and touchless entry and elevators to create the ideal environment for collaboration, creativity, productivity, and health.

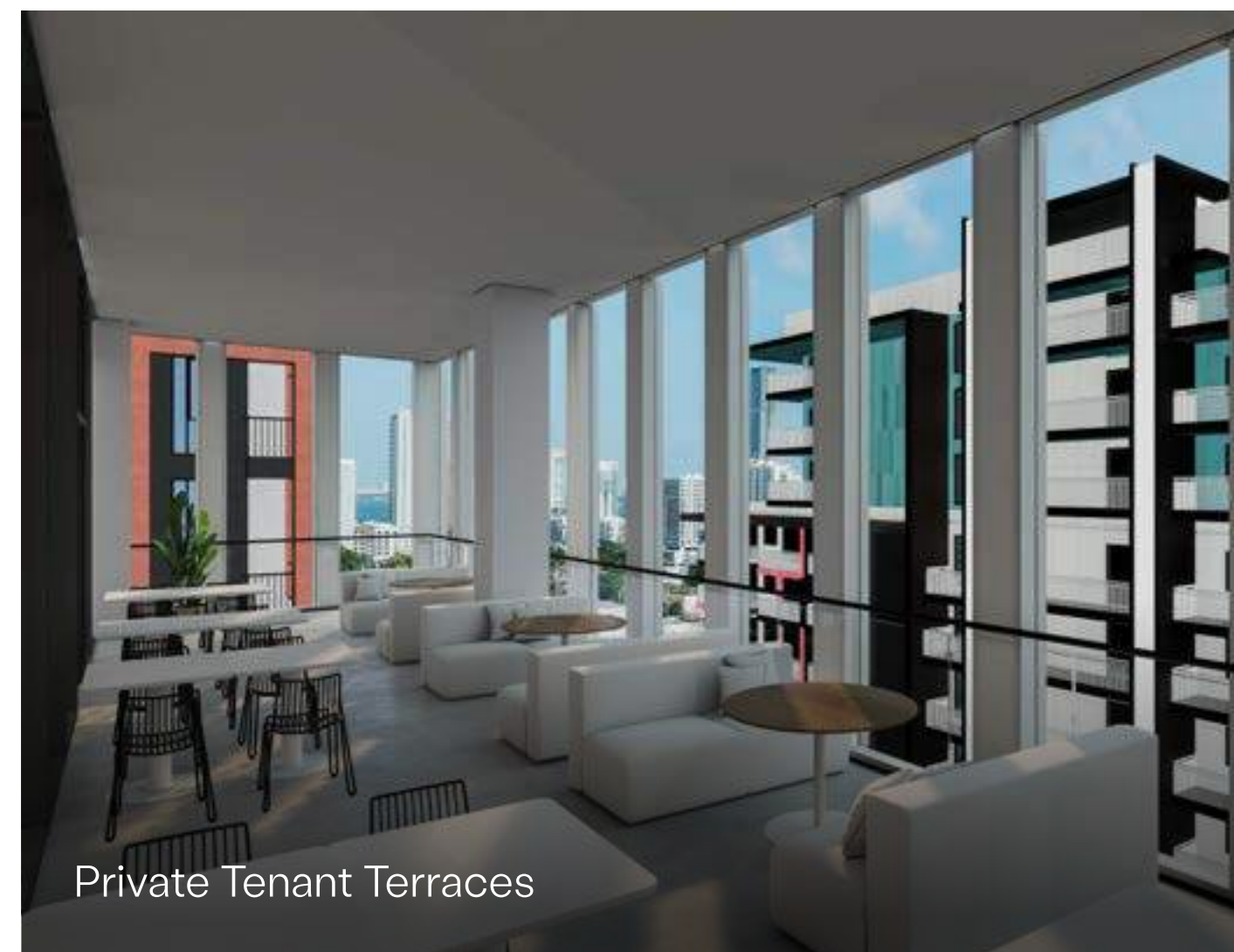
Lightning fast connectivity, a dedicated office tenant parking garage, unparalleled infrastructure, and strong, institutional ownership unite to make the offices at Wynwood Plaza a true class-AAA workspace. You can grow your business, attract top talent, and innovate endlessly across flexible floor plates and shared, collaborative workspaces.



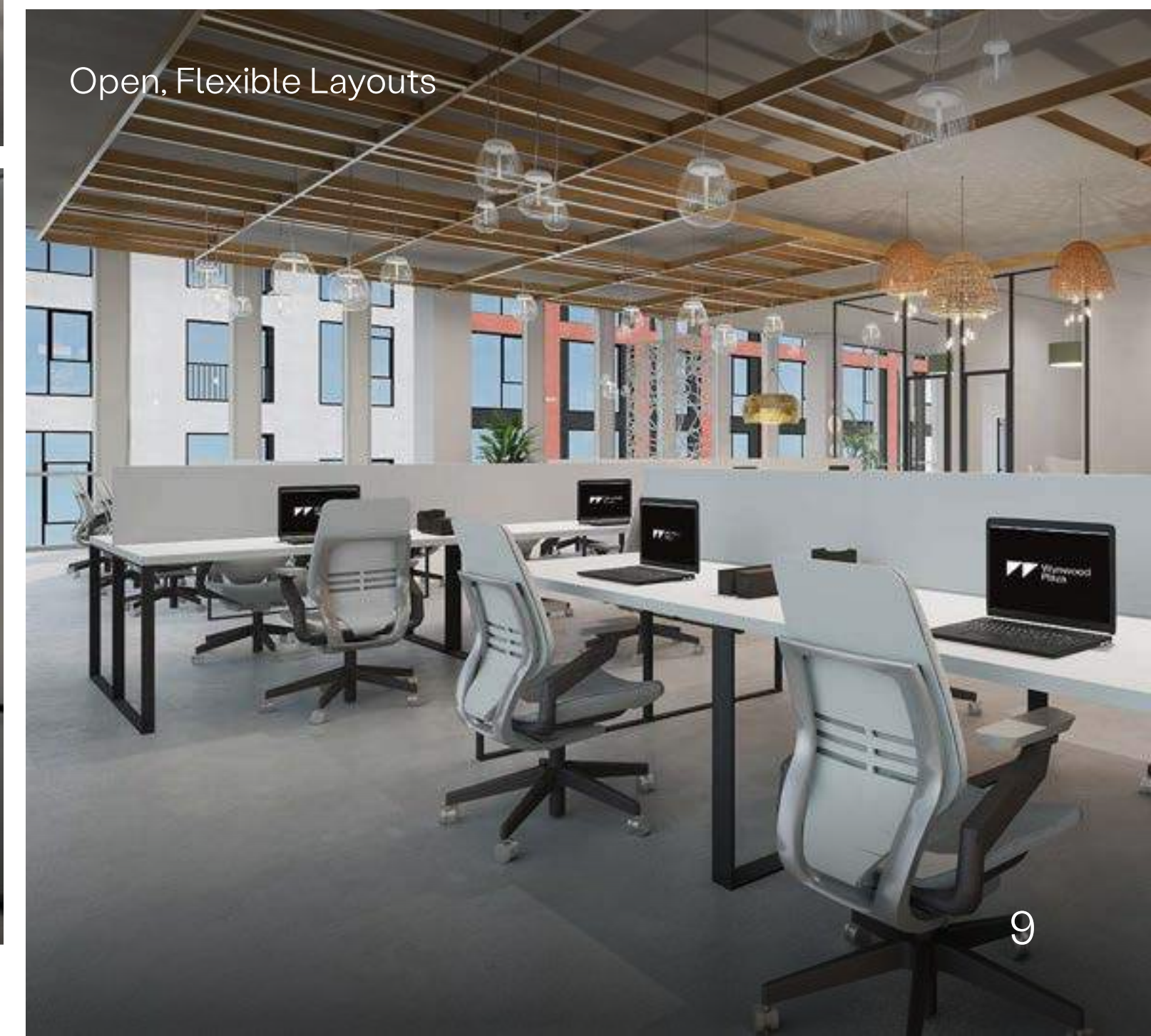
Floor-to-Ceiling Windows



Office Rooftop



Private Tenant Terraces



Open, Flexible Layouts

The Office

# Multi-level Collaboration. *Open & flexible.*

Designed to foster creativity and collaboration, the flexible offices at Wynwood Plaza are *fully activated from ground floor to rooftop.*



Activated Office Only Rooftop

Private Landscaped Seating Area

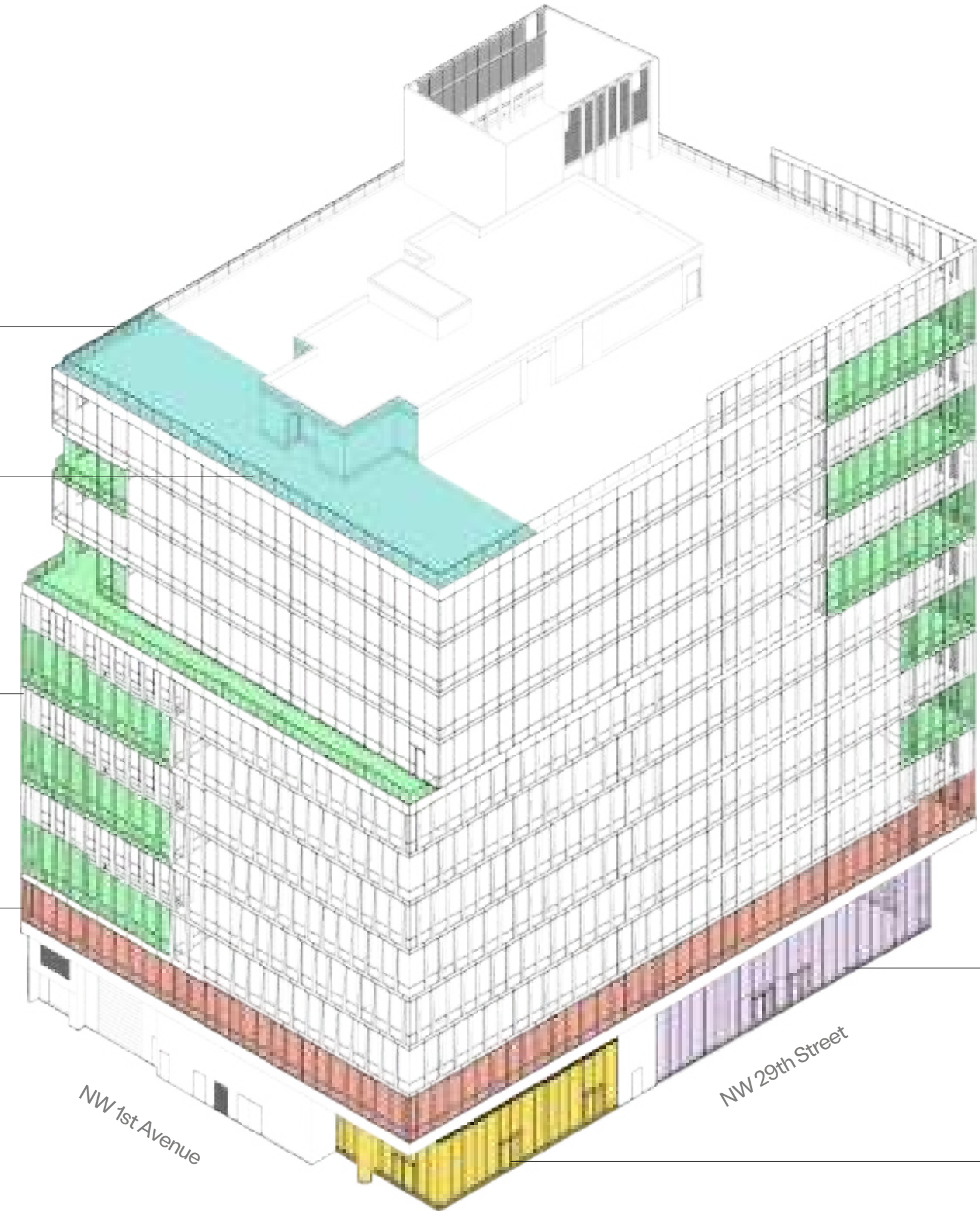
14' Ceilings with  
Floor-to-Ceiling Windows

Dedicated Amenity Floor  
with Fitness Center & Cafe

Private Terraces  
on Every Floor

25' High Grand Lobby

Curated Ground Floor Retail



Office Lobby



Office Lobby



Tenant Workspace



Tenant Workspace



Tenant Workspace





# Endless Amenities? *Come on in.*

Here, the workday expands beyond the office. Diverse and dynamic amenities allow you to be *active and engaged throughout the day.*

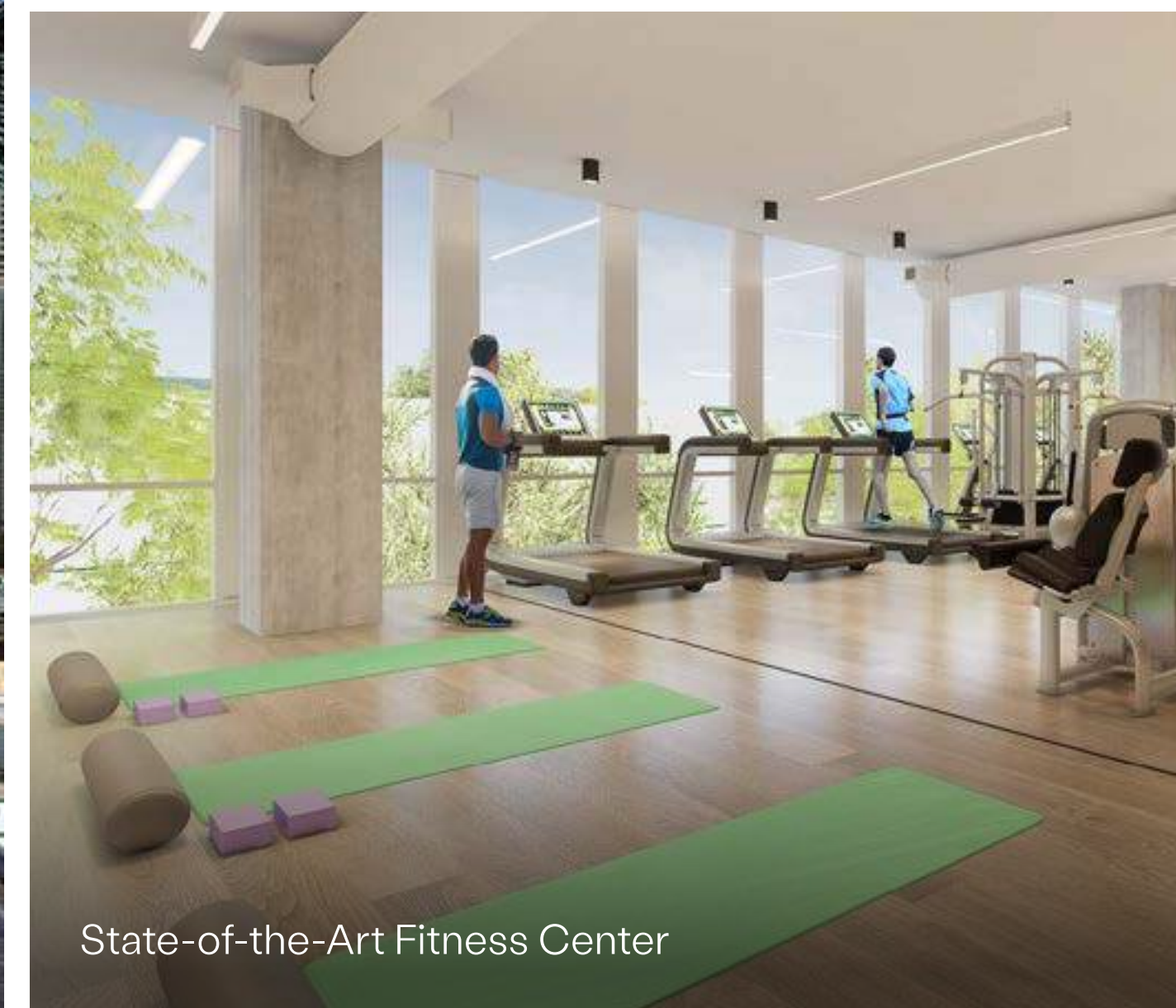
Whether it's a yoga class on the rooftop, a catered lunch on the amenity floor, or happy hours drinks in the Grand Plaza.

A dedicated amenity hub on the second floor features a fitness club with world-class equipment, a cafe and bar lounge, and conference and collaboration spaces. Office tenants also have access to the sprawling Grand Plaza, featuring gardens, curated retail, and dining.

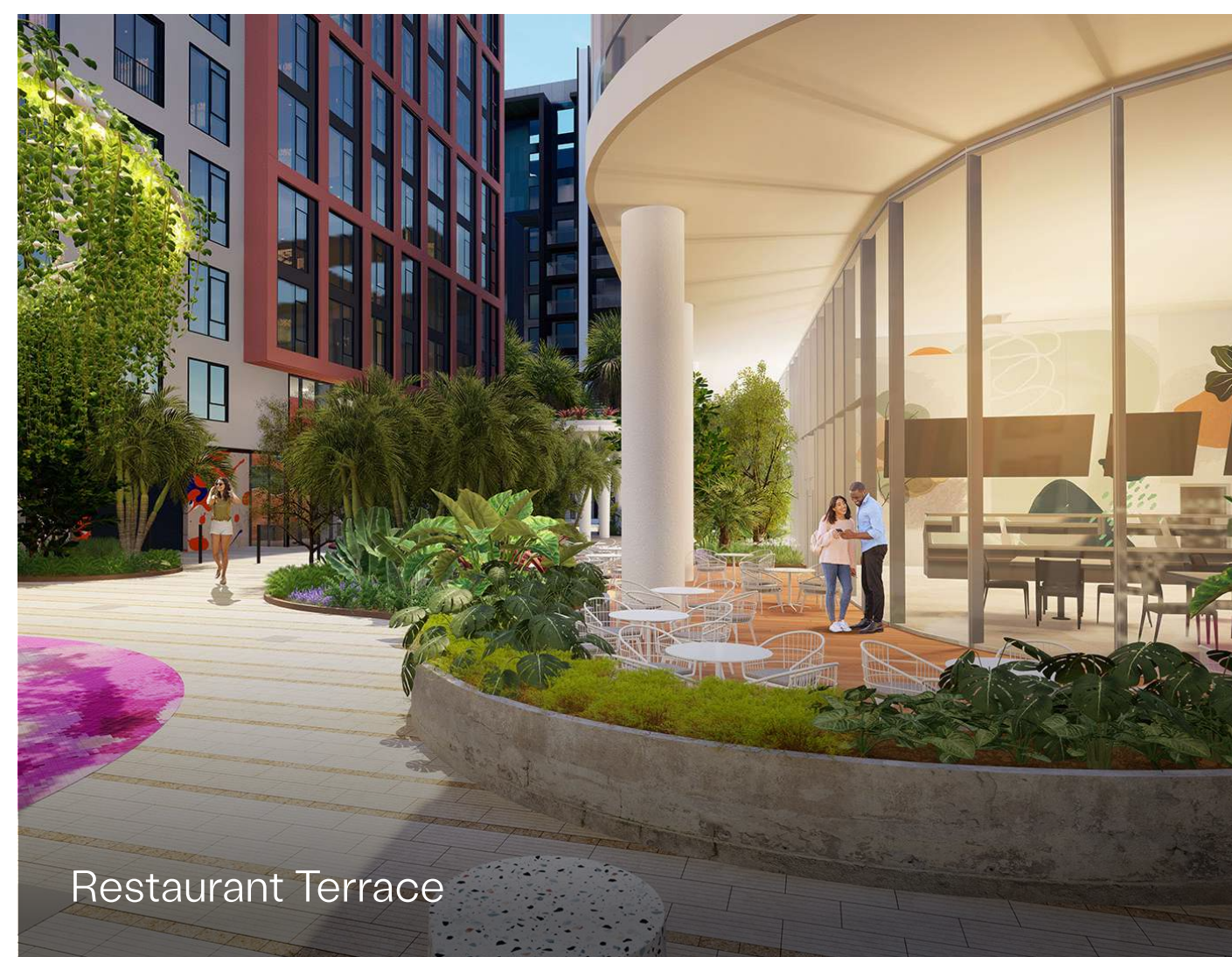
The expansive, tenant-only rooftop is the perfect place to recharge after a meeting or to get ideas flowing. Local flora and fauna make up the lush landscaping, which surrounds the private landscaped seating area, creating pockets of privacy.



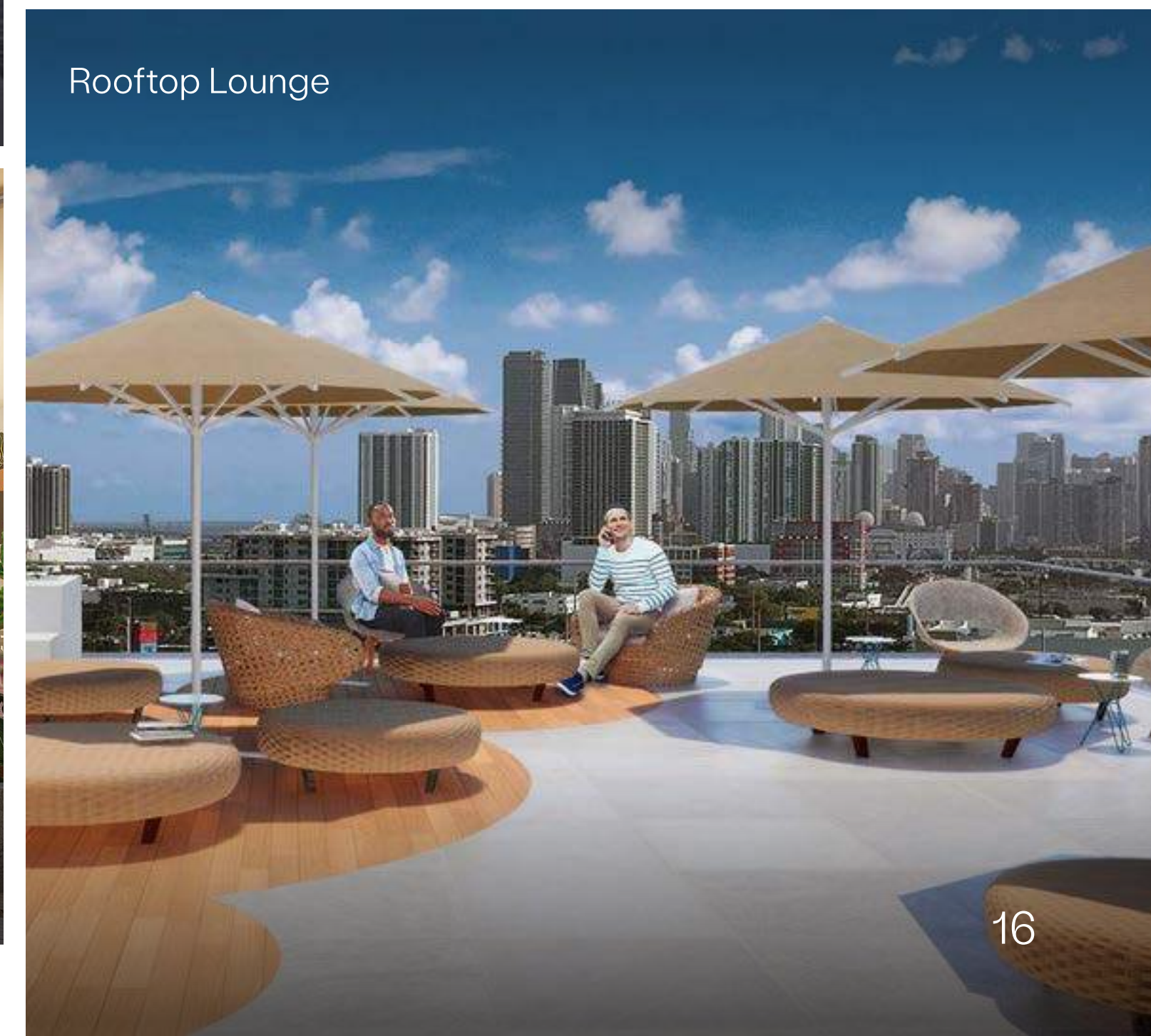
Rooftop Amenity



State-of-the-Art Fitness Center



Restaurant Terrace



Rooftop Lounge

Activated Rooftop



Fitness Club



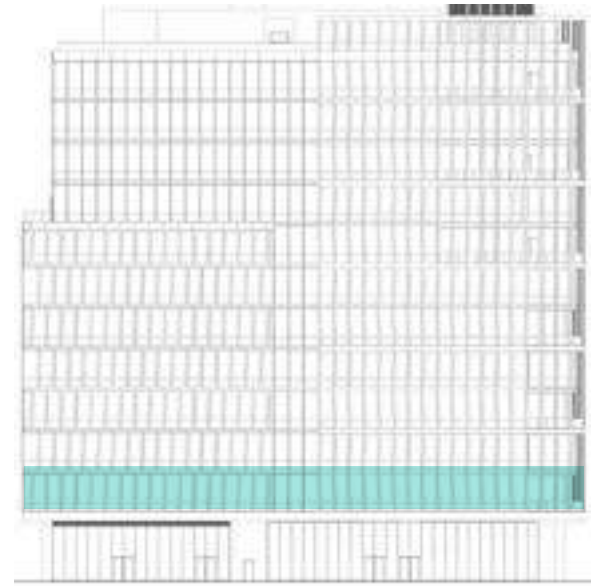
Fitness Club



Restaurant Terrace



# Core & Shell and Amenity Plan *2<sup>nd</sup> Floor*

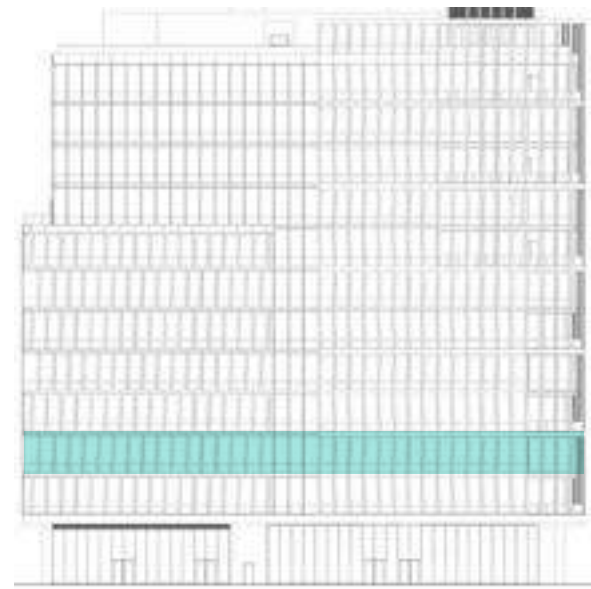


- Full Floor Tenant  
18,000 RSF
- Terrace
- Amenities



# Core & Shell

## 3<sup>rd</sup> Floor

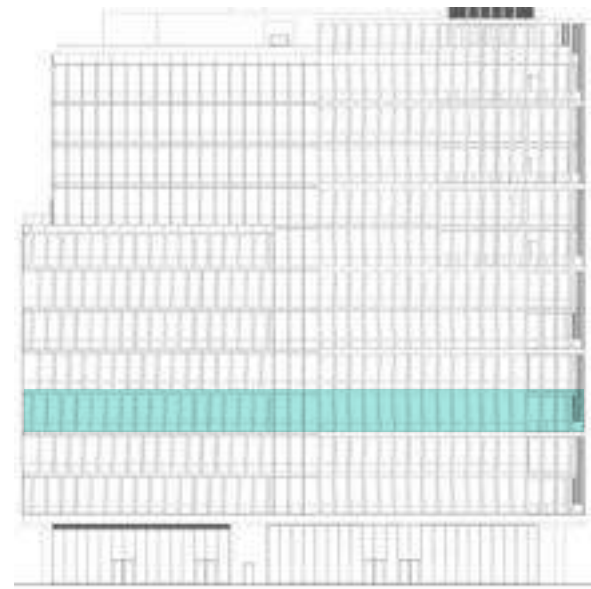


- Full Floor Tenant  
25,205 RSF
- Terrace



# Core & Shell

## 4<sup>th</sup> Floor



● Full Floor Tenant

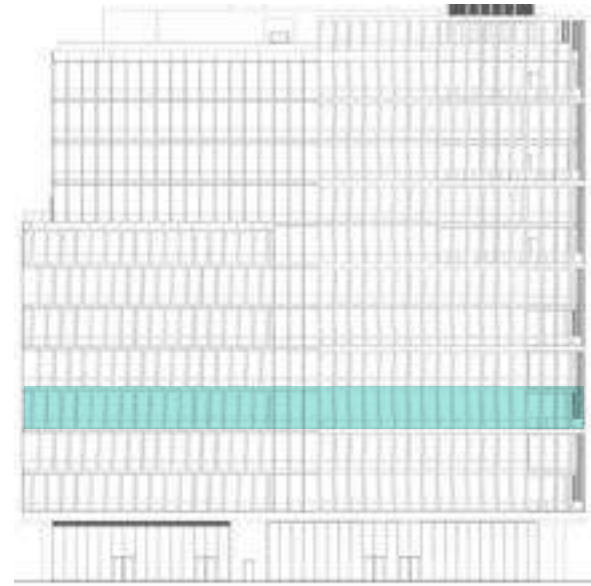
25,106 RSF

● Terrace





# Test Fit Multi-Tenant 4<sup>th</sup> Floor



- Tenant 1  
5,015 RSF  
201 RSF/Person  
25 Workstations  
2 Offices
- Tenant 2  
4,092 RSF  
221 RSF/Person  
23 Workstations  
2 Offices
- Tenant 3  
4,747 RSF  
206 RSF/Person  
23 Workstations  
2 Offices
- Tenant 4  
4,990 RSF  
238 RSF/Person  
21 Workstations  
2 Offices
- Terrace

NW 30th Street

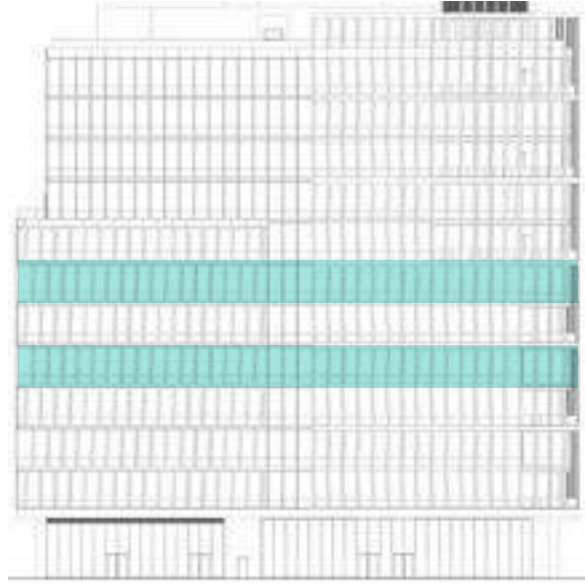
NW 1st Avenue



NW 29th Street

# Core & Shell

## 5<sup>th</sup> & 7<sup>th</sup> Floor

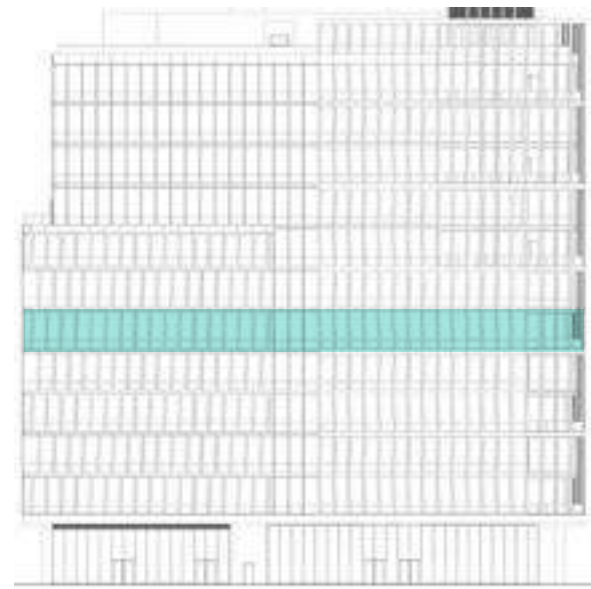


- Full Floor Tenant  
25,205 RSF
- Terrace



# Core & Shell

## 6<sup>th</sup> Floor



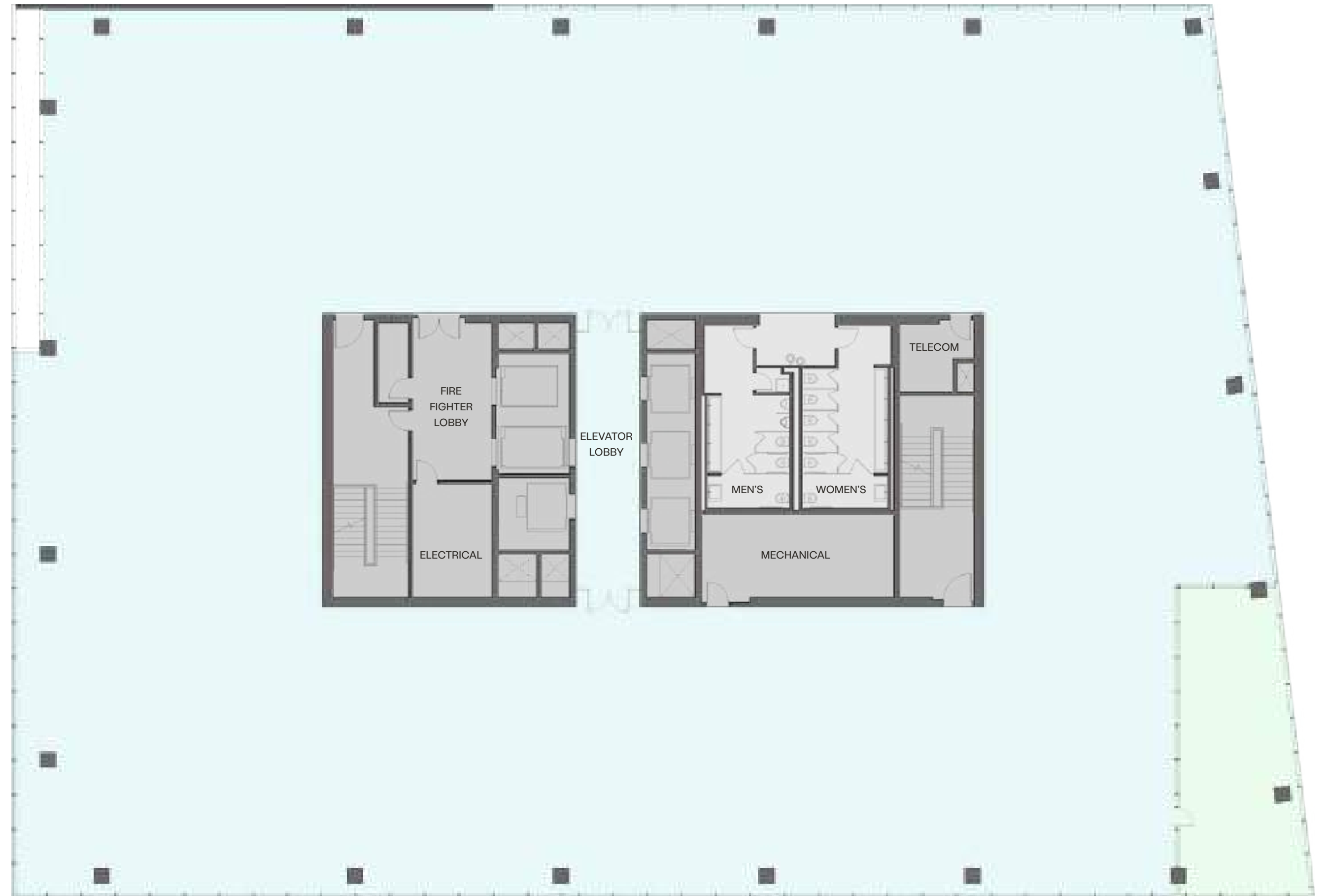
● Full Floor Tenant

25,102 RSF

● Terrace

NW 1st Avenue

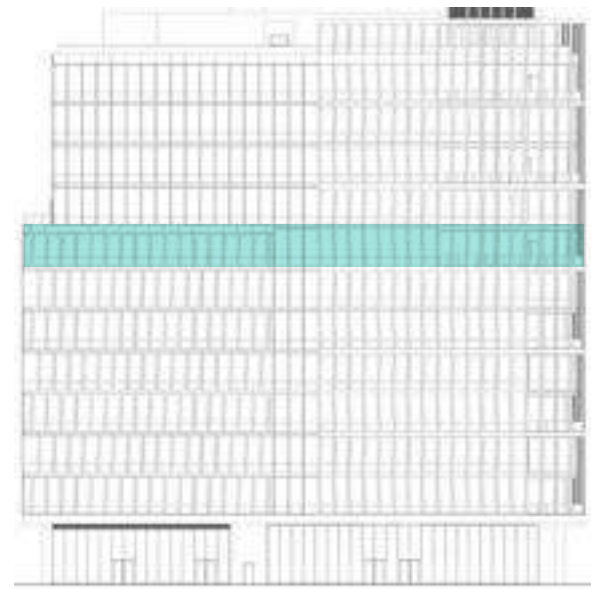
NW 30th Street



NW 29th Street

# Core & Shell

## 8<sup>th</sup> Floor



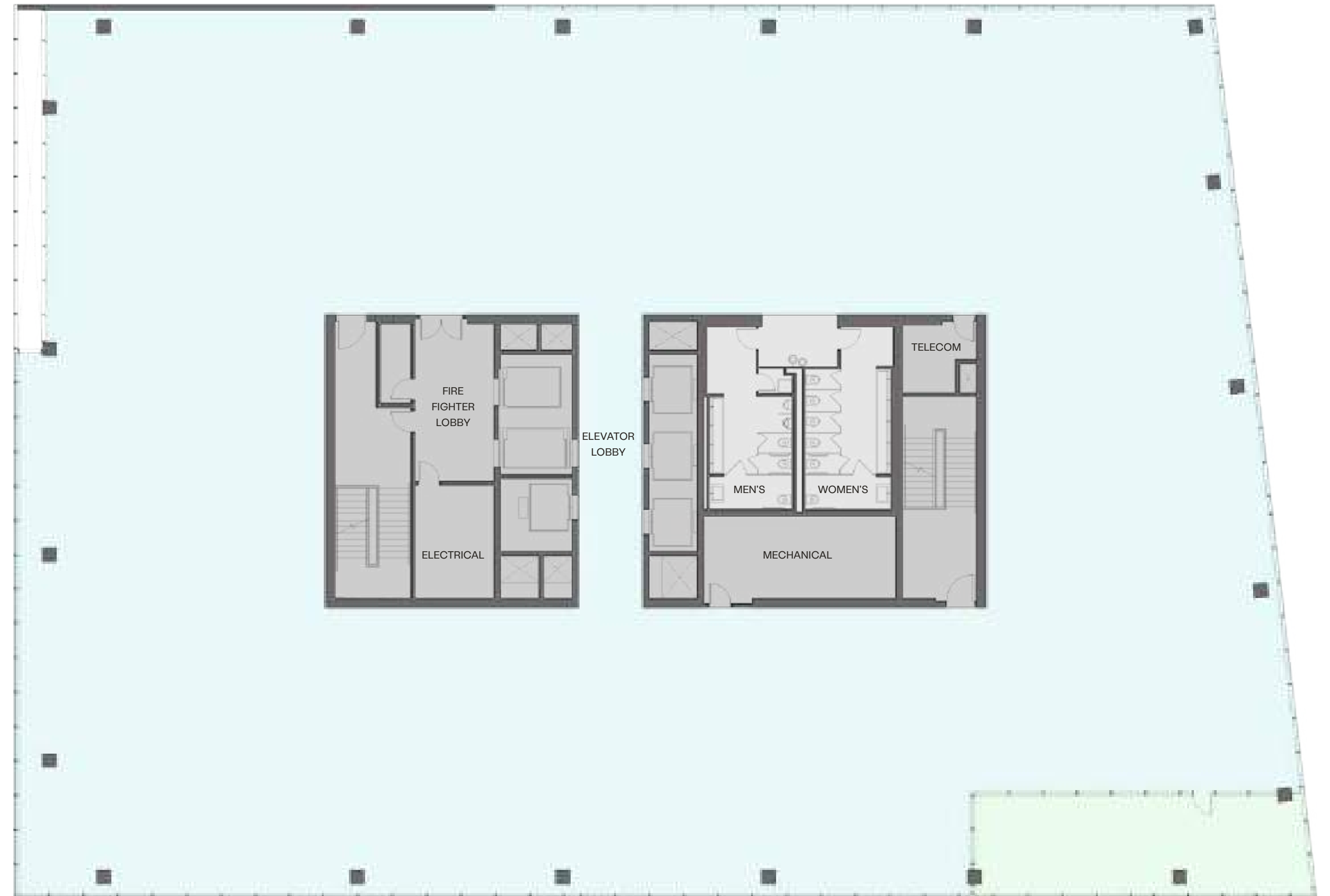
● Full Floor Tenant

25,128 RSF

● Terrace

NW 1st Avenue

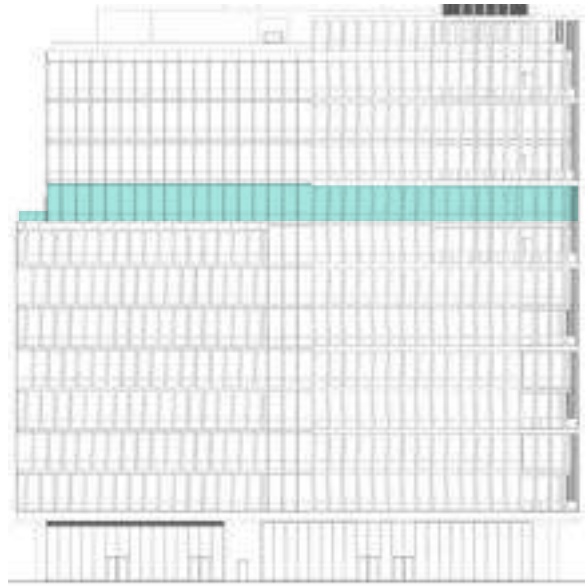
NW 30th Street



NW 29th Street

# Core & Shell

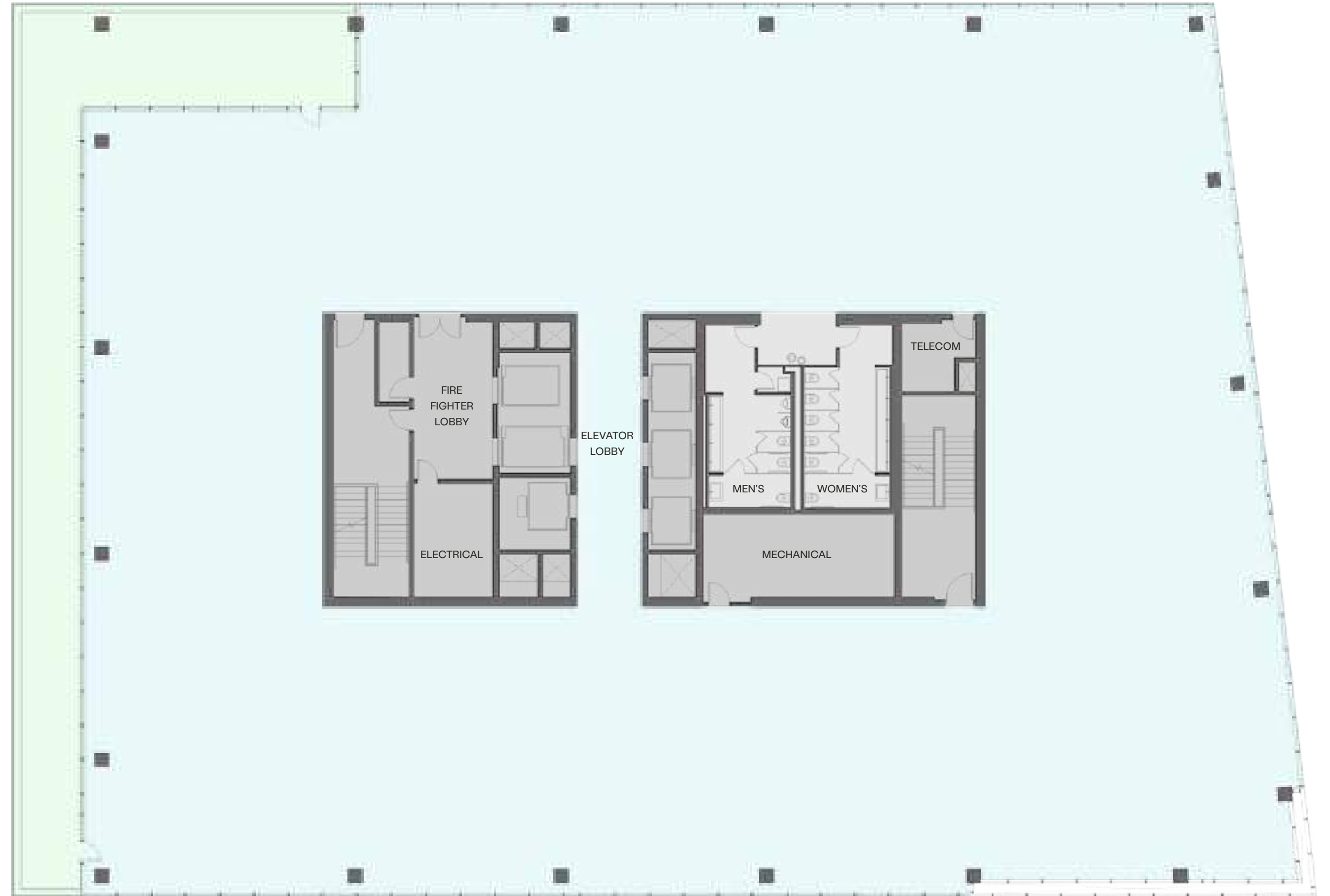
## 9<sup>th</sup> Floor



- Full Floor Tenant  
25,061 RSF
- Terrace

NW 1st Avenue

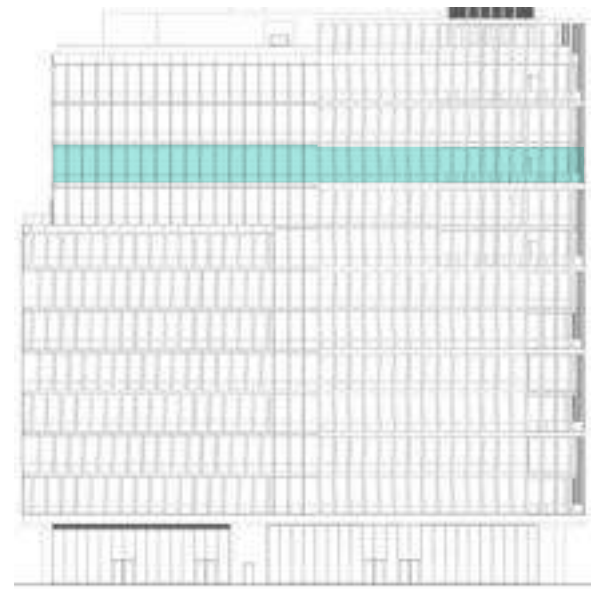
NW 30th Street



NW 29th Street

# Core & Shell

## 10<sup>th</sup> Floor



● Full Floor Tenant

23,863 RSF

● Terrace

NW 1st Avenue

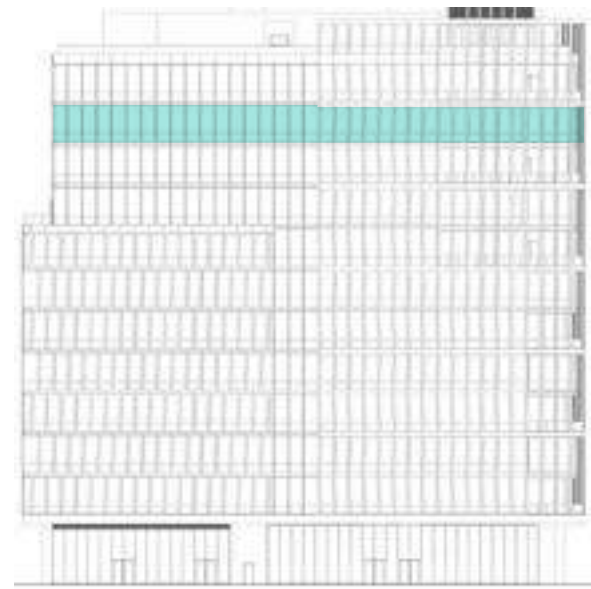
NW 30th Street



NW 29th Street

# Core & Shell

## 11<sup>th</sup> Floor



- Full Floor Tenant  
23,756 RSF
- Terrace

NW 1st Avenue

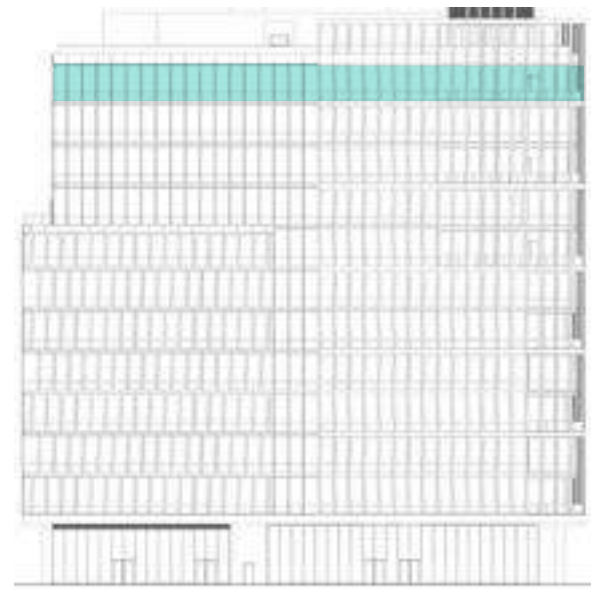
NW 30th Street



NW 29th Street

# Core & Shell

## 12<sup>th</sup> Floor



- Full Floor Tenant  
23,869 RSF
- Terrace

NW 1st Avenue

NW 30th Street

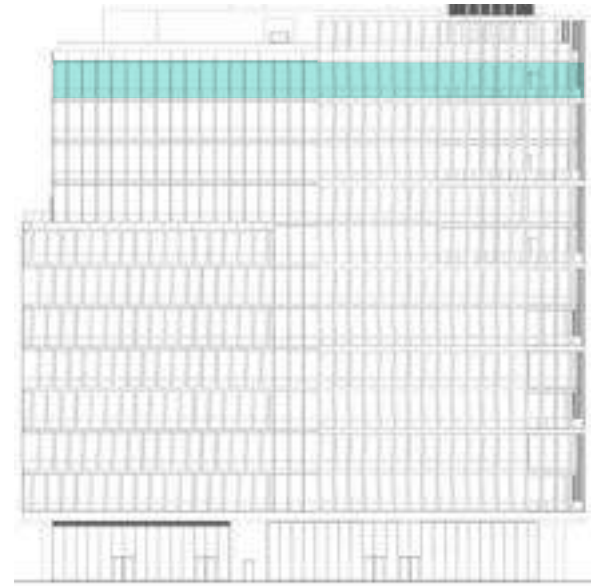


NW 29th Street



# Full Floor Test Fit

## 12<sup>th</sup> Floor



- Full Floor Tenant  
201 RSF/Person  
96 Working Seats  
8 Offices
- Terrace

NW 30th Street

NW 1st Avenue



NW 29th Street

# Fact Sheet



## Wynwood Plaza, Miami

### Developers

L&L Holding Company and Oak Row Equities

### Architect

Gensler

1M sq. ft. mixed-use development

Delivers in 2024

509 multi-family units

266,000 sq. ft. Class-AAA office space

32,000 sq. ft retail space

- Vibrant mix of lifestyle boutiques, micro-curated storefronts, convenience locations, restaurants, and fast casual spots

Parking garage (645 spaces)

26,000 sq. ft. open air garden and plaza

- The only outdoor plaza of this scale in Wynwood
- Outdoor space is designed by Field Operations, the team that designed New York's Highline and Miami's zThe Underline
- Access via designed portals on:  
NW 29th St  
NW 30th St  
NW 1st Ave

Vehicular access to I-95, Miami Beach, and Brickell.

## Project Spaces

Office	266,000 RSF
Residential	509 Units
Retail	32,000 RSF
Parking	645 Units
Total	1,030,000 GSF
Grand Plaza	26,000 GSF

## Outdoor Spaces

### The Urban Backyard

The Palm Patio, The Bosque, lush vegetation, mosaic paths, outdoor seating for restaurants, central trellis and bar.

### Residential Rooftops

The largest contiguous rooftop space in Wynwood

- Level 7 Reading nook, swing grove, art lounge, firepit deck
- Level 8 The Balcony
- Level 9 Pickleball court, hot tub, cold plunge, lap pool, outdoor fitness area, yoga garden, basketball half court
- Level 13 Porch with outdoor seating, skyline pool deck, outdoor living room, BBQ area, community kitchen

### Office Rooftop

- Level 13 Landscaped forum lounge for meetings and collaboration

## Office Tower

266,000 RSF; 12 stories

14' ceilings with four sides of light, including floor-to-ceiling glass

Private tenant balconies on every floor

Office rooftop exclusive to office tenants

Dedicated parking

Standalone, Class-AAA building on a prime corner

Southwest corner fronting NW 29th St and NW 1st Ave

Strong institutional ownership

Center core with divisible floor plates

Best-in-class mechanical and building systems

Ground floor retail

Indoor and outdoor amenity spaces

2nd floor shared amenity space with fitness center and locker rooms

Strong wellness orientation

Best-in-class air filtration systems

Touchless entry and elevators powered by custom mobile app

## Residential Tower

509 units (studio – 2 bdr); 12 floors

Average unit size: 644 SF

Multiple levels of outdoor amenities

Multiple roof decks with pools

Best-in-market tenant amenity package

7th floor coworking lounge with private offices, phone rooms, meeting rooms, café, billiard area, library

9th floor fitness center with massage room, sauna, dressing rooms with showers

## Retail Space

32,000 RSF

400-8,000 SF spaces

15" - 25" glass storefronts

6,600 SF outdoor dining space

## Neighborhood Notes

- Walkable neighborhood, adjacent to the border of Wynwood, Wynwood Norte, and Midtown.
- Steps away from 70+ art galleries, five museums, art fairs, countless bakeries, fine dining, and cafes.

# The Best of Wynwood? *It's here.*

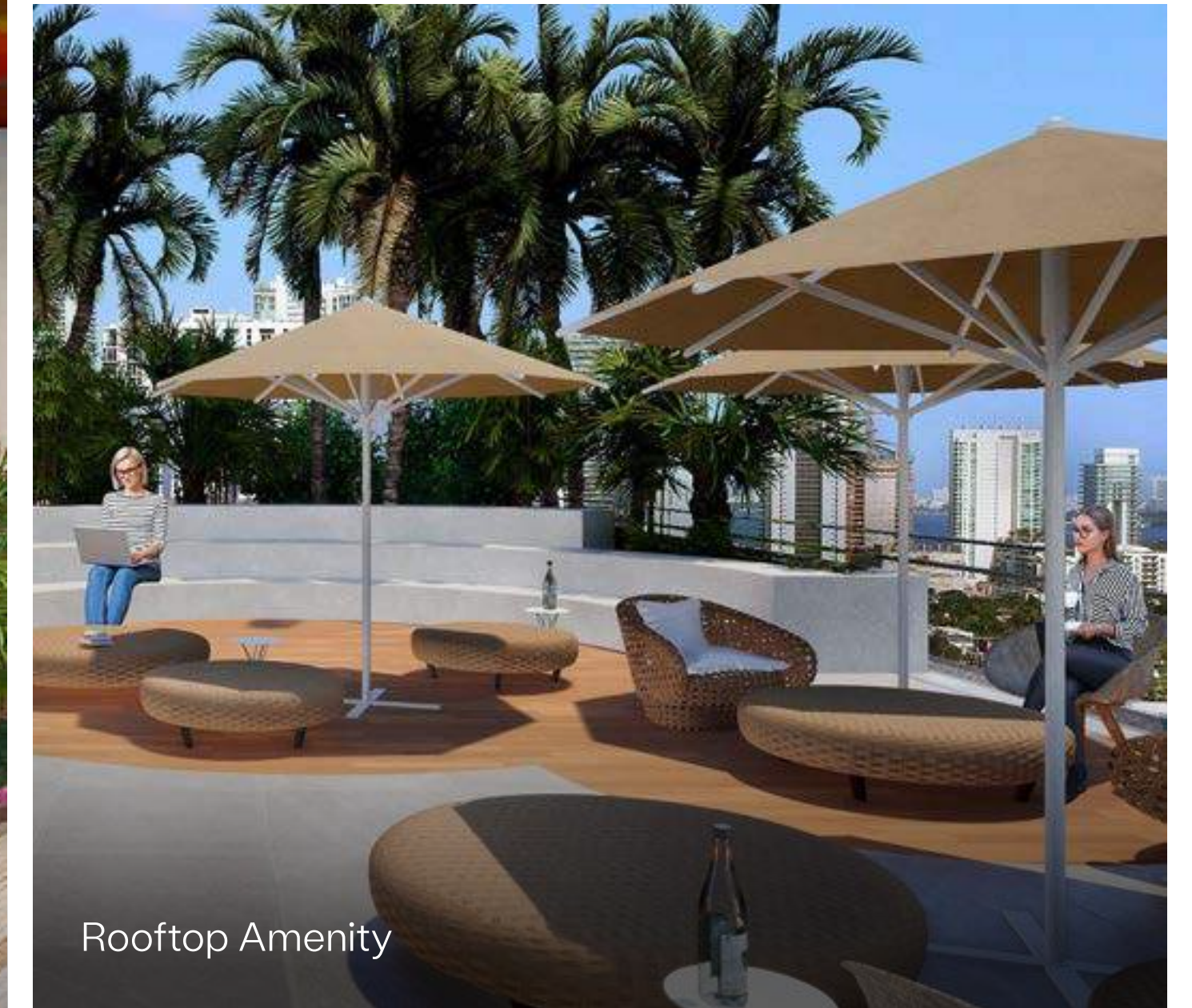
From the mix of local and national shops and restaurants in the lush, outdoor plaza, to hyperconnected offices, to highly amenitized residences, Wynwood Plaza *brings together the best of all worlds.*

At once energetic and laidback, sophisticated and electric, this one million square foot mixed-use campus, developed by L&L Holding Company and Oak Row Equities, is deliberately designed to encourage creativity, expression, wellness, and sustainability.

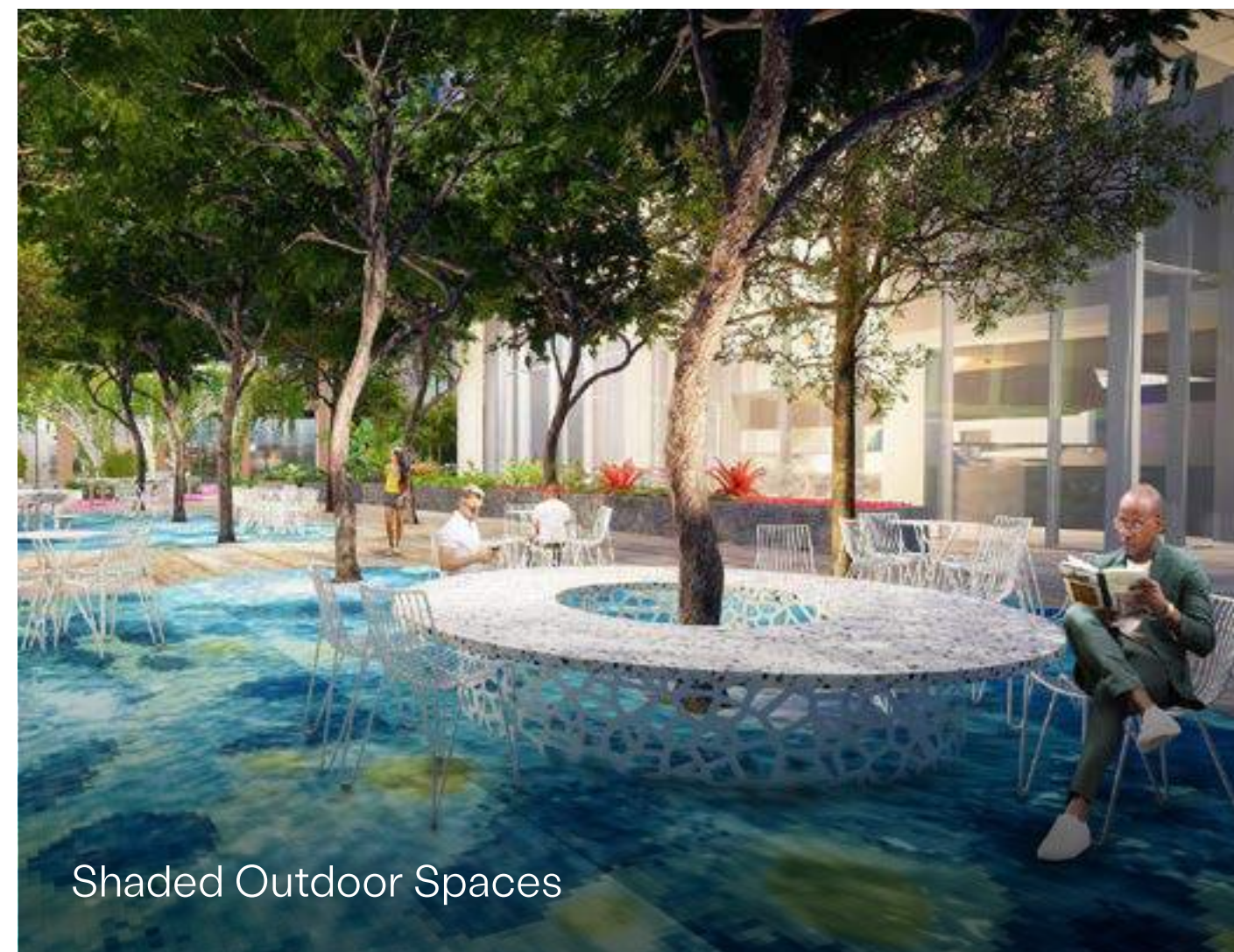
Vibrant, activated outdoor spaces designed by the team behind NYC's High Line and Miami's The Underline form an urban backyard – the perfect place to see and be seen. High-end residences and Class-AAA office space designed by renowned architecture firm, Gensler, embrace the latest in sustainable, tech-forward design with stunning amenities. The spirit and spontaneity of Wynwood define the lifestyle here, with curated works and installations by local artists throughout the neighborhood.



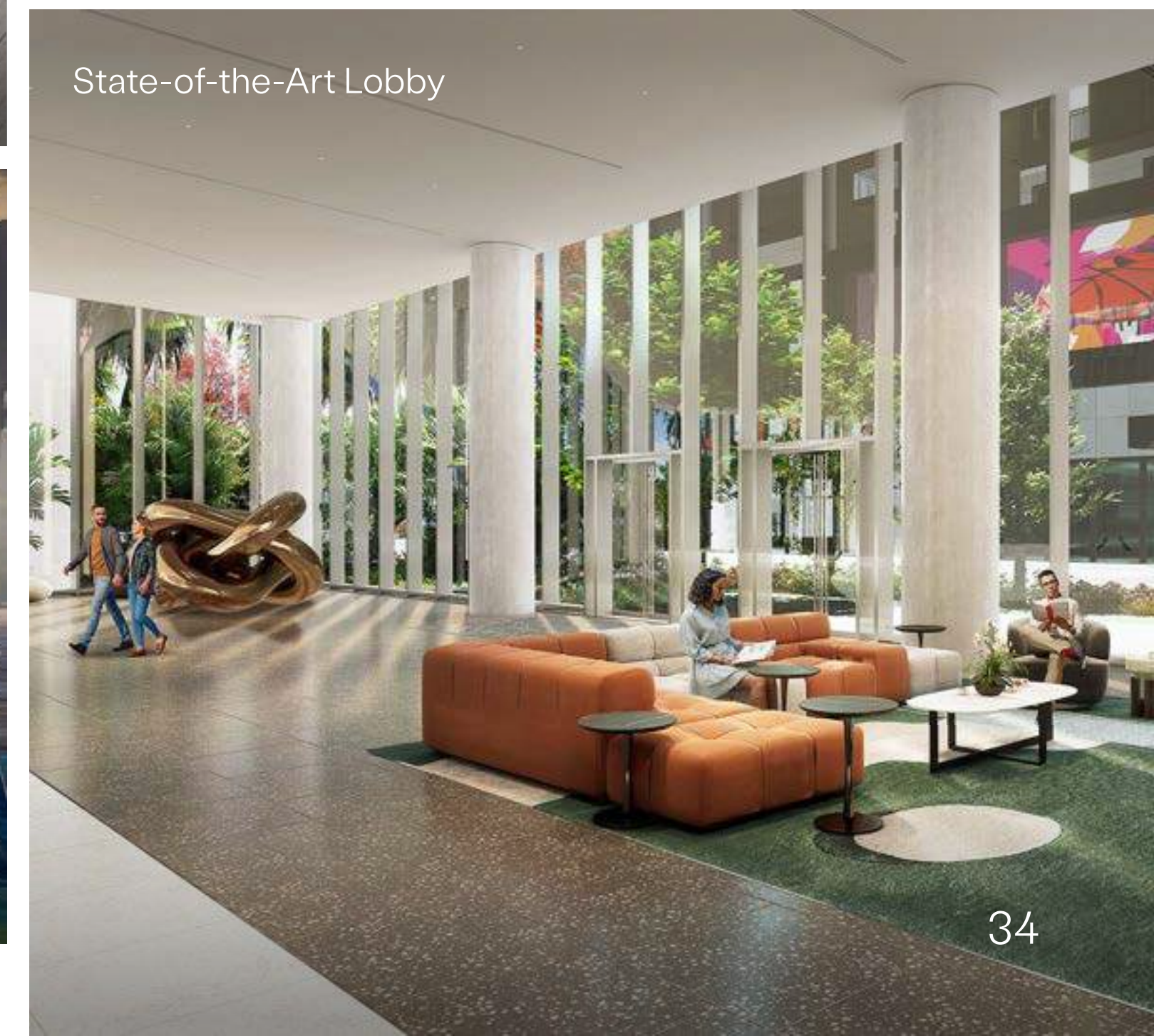
30th Street Entrance



Rooftop Amenity



Shaded Outdoor Spaces



State-of-the-Art Lobby



# The Ultimate Campus? *Silicon Valley, step aside.*

With one of the *largest outdoor plazas in Miami*, this burgeoning tech campus is grounded in lush gardens and an eclectic mix of fresh culinary concepts and shopping.

- 1 29<sup>th</sup> Street Portal – Porte-Cochère
- 2 Restaurant Terrace
- 3 The Central Trellis & Bar
- 4 30<sup>th</sup> Street Portal
- 5 The Bosque – A Cultivated Grove of Trees
- 6 1<sup>st</sup> Ave Portal
- 7 Parking Garage – For Tenant & Public Use
- 8 Public Plaza Outdoor Seating
- 9 Office Lobby



# Live for Expression? *So do we.*

The Residences at Wynwood Plaza, available as spacious studios, one-bedroom, and two-bedroom rental apartments, are set to bring *a whole new era of high-end living.*

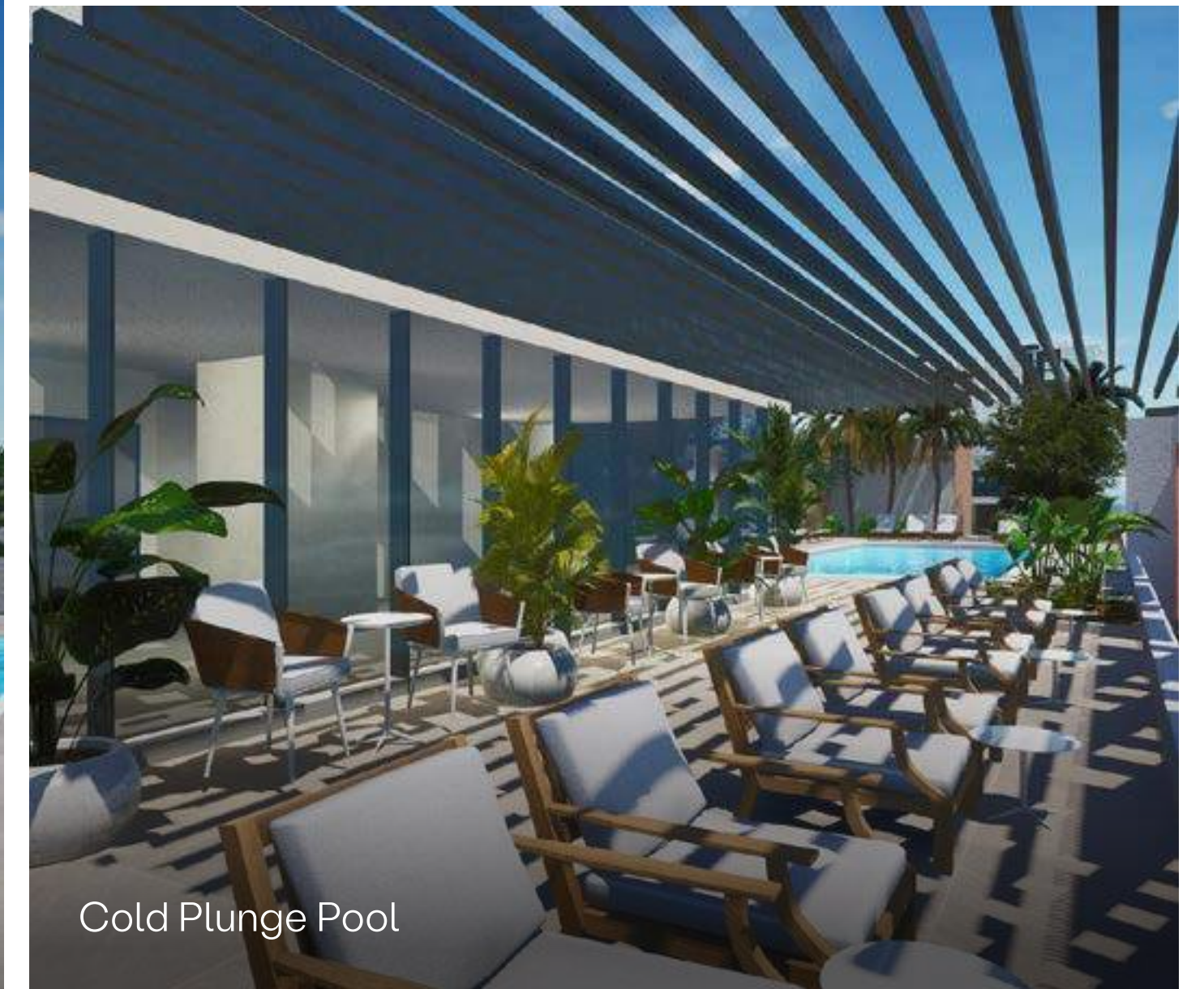
The Residences will feature floor-to-ceiling windows, state-of-the-art appliances, exceptional finishes, and flexible layouts for working from home, entertaining friends, or simply making space for you.

With four activated amenity rooftops and a dedicated glass amenity atrium, your home extends beyond your apartment. The rooftop spaces feature a sports court, two outdoor pools with showers, along with a sauna, hot tub, and cold plunge pool.

In the glass atrium, co-working spaces and private phone rooms are the perfect place to work from home, with a neighboring game lounge for when it's time to take a break. The state-of-the-art fitness center features best-in-class equipment and free weights, as well as dedicated areas for yoga and fitness classes.



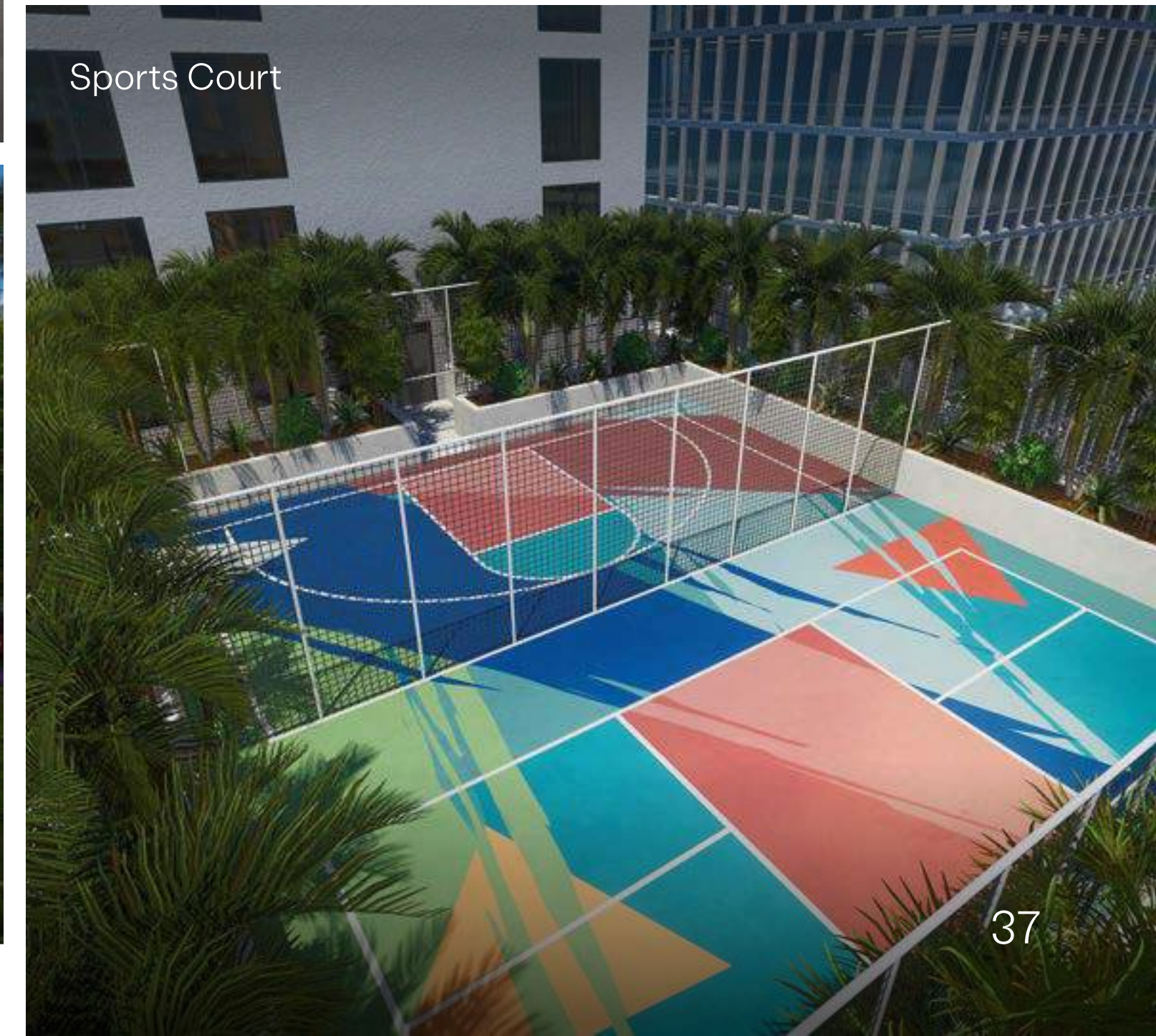
Outdoor Pool



Cold Plunge Pool



Glass Amenity Atrium



Sports Court

# Something for Everyone? *We've got it.*

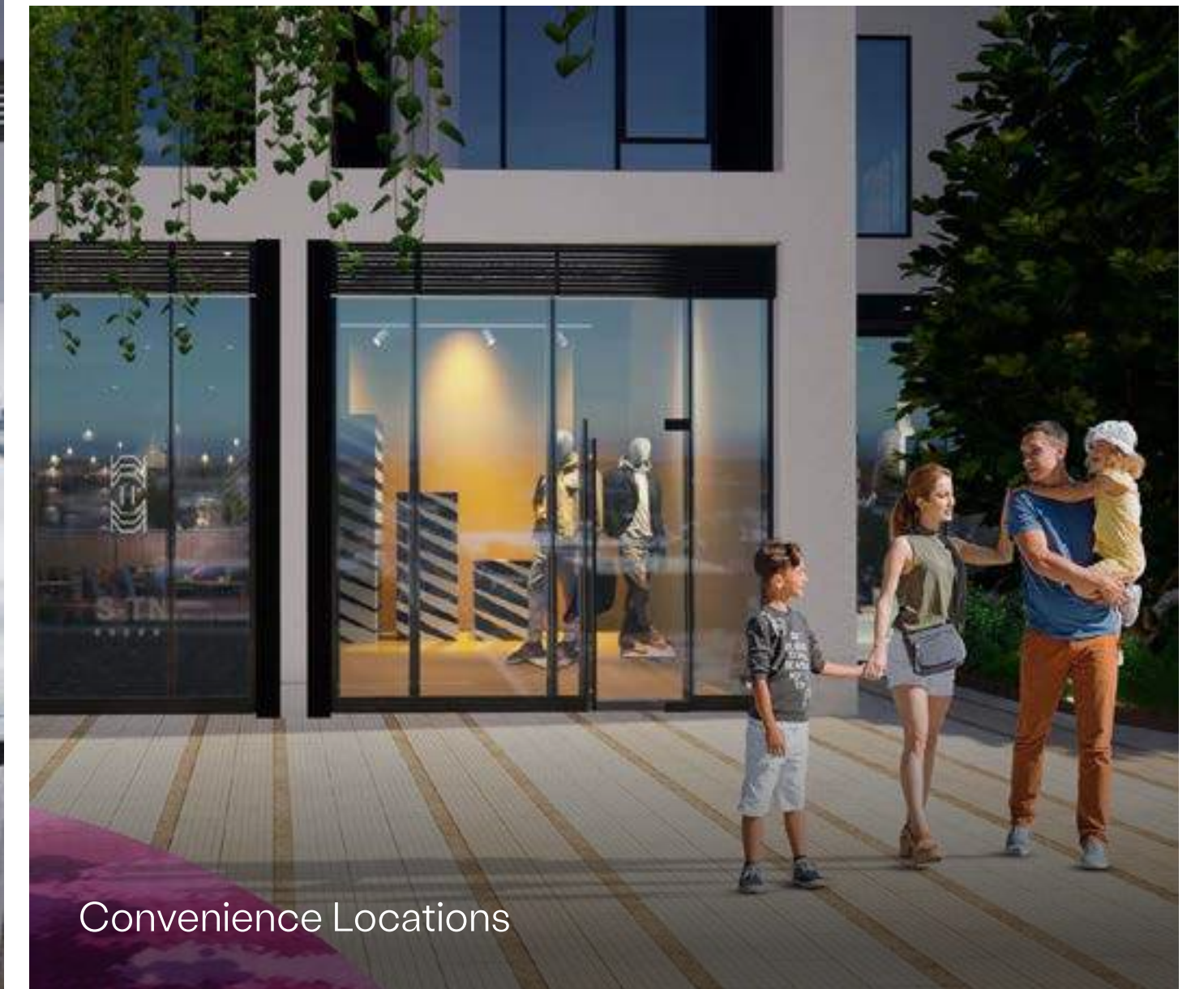
The shops at Wynwood Plaza are a neighborhood destination. A *diverse mix of retailers* includes lifestyle boutiques, micro-curated storefronts, convenience locations, restaurants, and fast casual spots.

Wynwood Plaza's central location offers the ideal opportunity for retailers. With ample foot traffic comprised of on-site office tenants, on-site residents, tourists, and locals, the shops are situated on a main pedestrian thoroughfare.

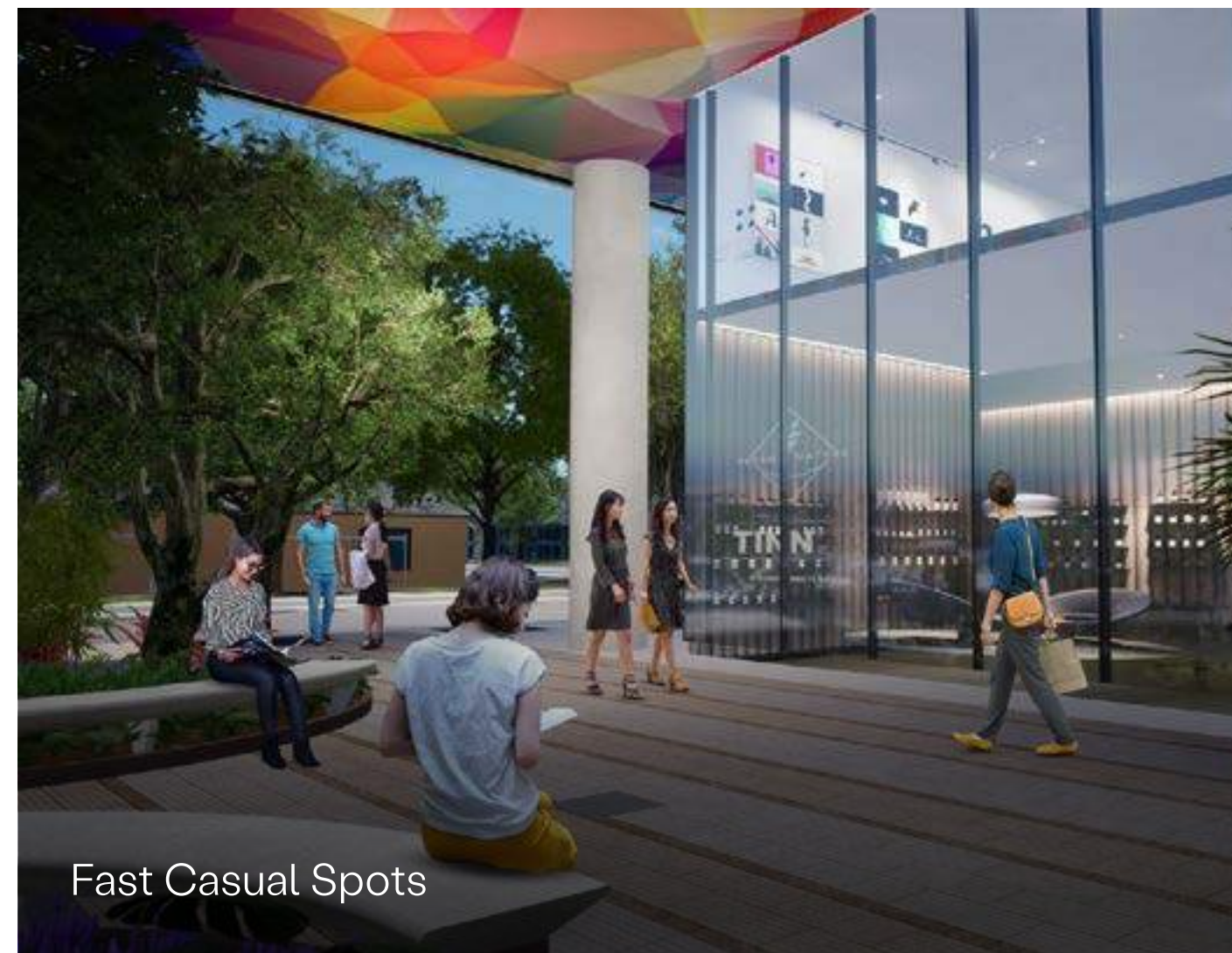
With visitors to Wynwood averaging 1.5 million per year and growing, the site is directly on the path of growth. The airy, stylish retail spaces feature full glass storefronts, with the opportunity for impactful exterior signage to catch the eye of passersby. This wide array of options and experiences means that here, there is a little something for everyone.



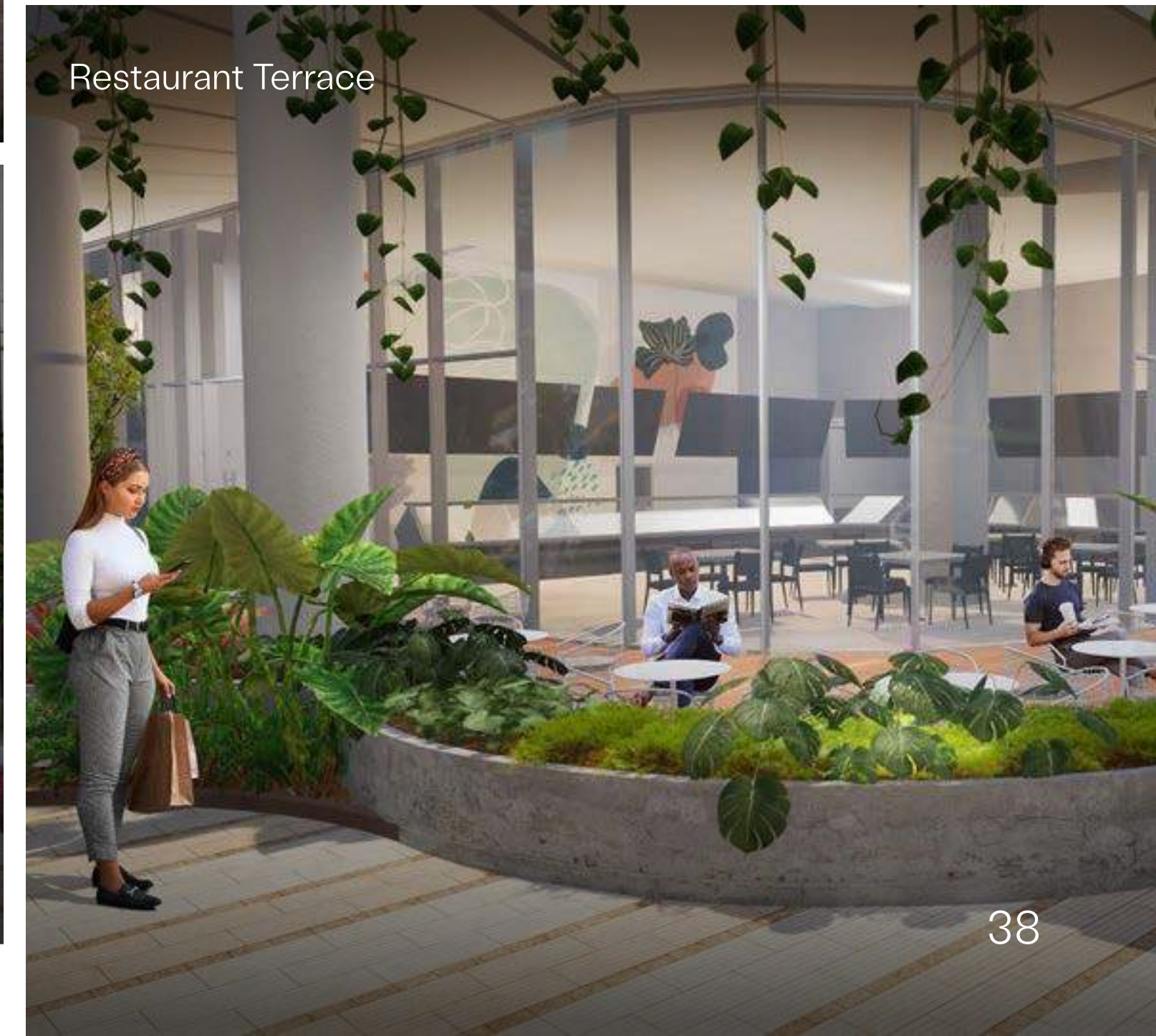
Micro-curated Storefronts



Convenience Locations



Fast Casual Spots



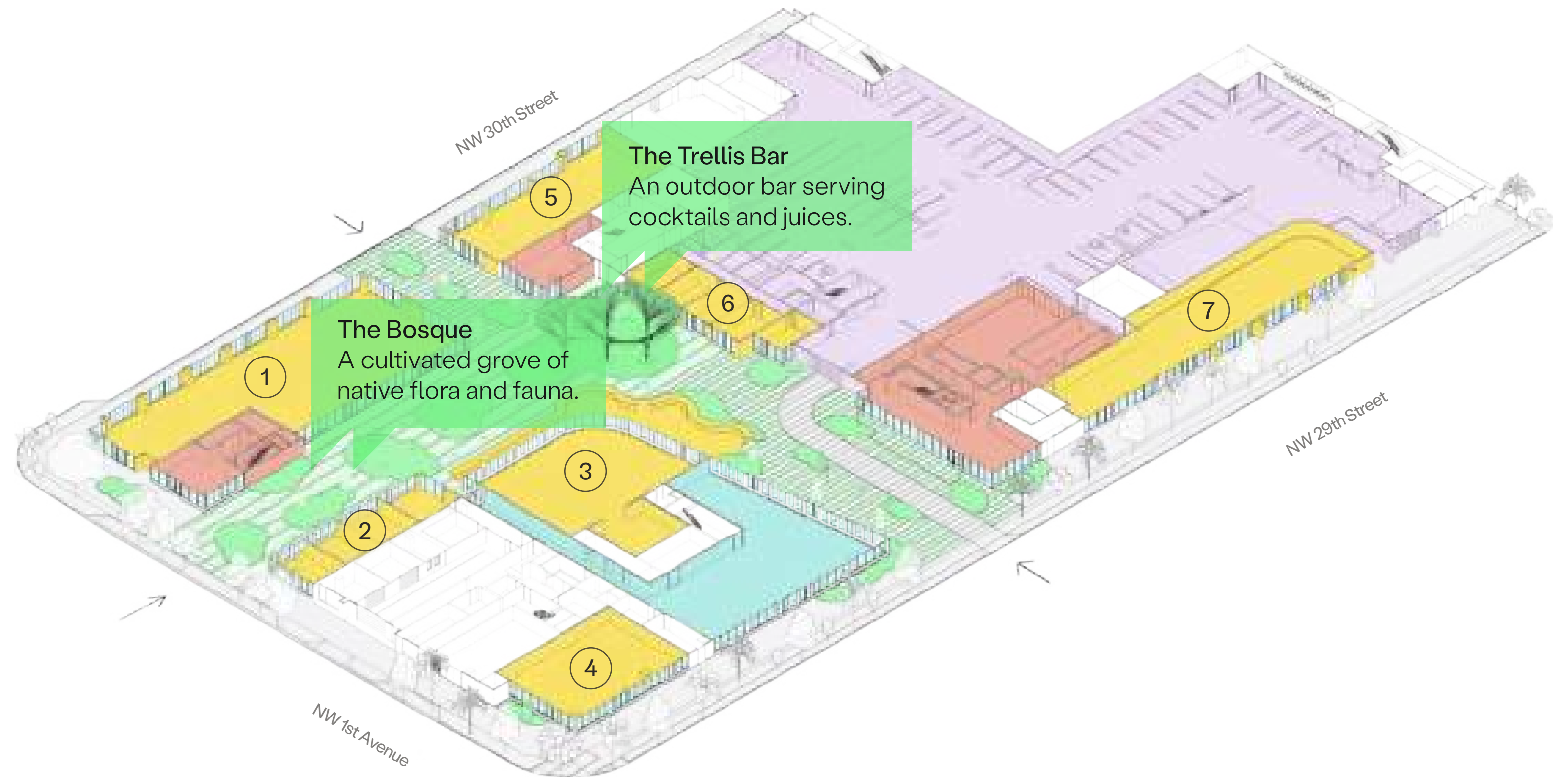
Restaurant Terrace

# Wynwood Activated.

## *Shop, dine, explore.*

Accessible through three distinct portals, a colorful mosaic path leads you through 26,000 SF Grand Plaza, the perfect place to *recharge, connect, and explore.*

● Retail		● Residential Lobbies
● Office Lobby		● The Grand Plaza
● Parking Spaces		
1 Food Market	6,922 SF	
2 Micro-Retail	1,670 SF	
3 Restaurant	4,543 SF	
4 Convenience	2,483 SF	
5 Retail	2,946 SF	
6 Micro-Retail	1,619 SF	
7 Retail	4,817 SF	







Development Team

# L&L Holding Company *Developer.*

L&L Holding Company reimagines buildings and focuses on redevelopment and repositioning of *office, multifamily, retail, hospitality, and mixed-use* assets.

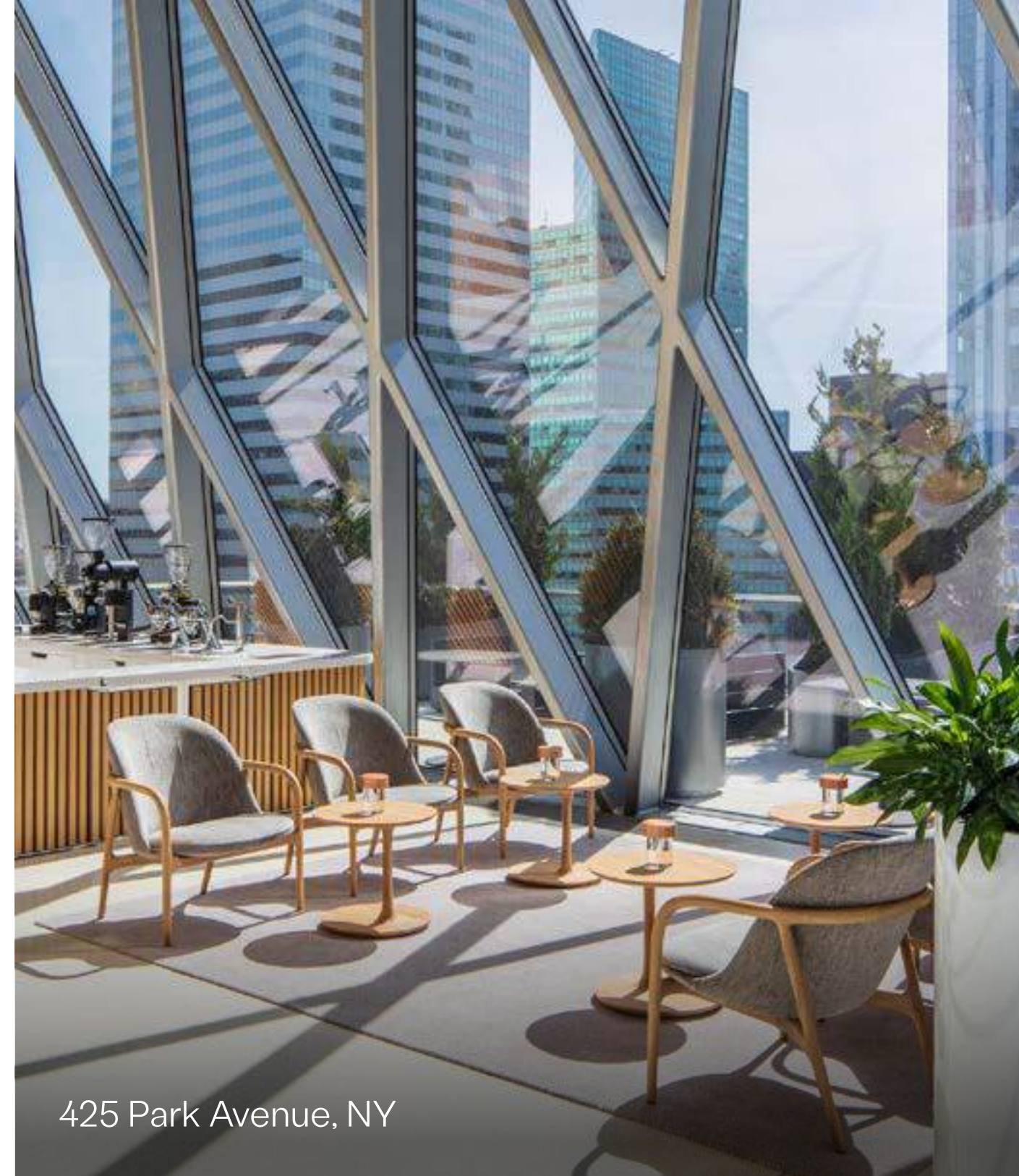
L&L Holding Company is a privately-held, vertically-integrated real estate investment company, founded in 2000 by David Levinson and Robert Lapidus, that has acquired or developed over 10 million square feet of commercial and residential space in New York and Florida.

L&L Holding possesses the vision, insight and experience necessary to identify, acquire and reinvent underperforming properties in prime locations to unlock their full potential. The company employs more than 375 dedicated professionals with expertise in acquisitions and dispositions, asset management, leasing, marketing and public relations, accounting, design and construction, and financing.

Current portfolio includes such current and future icons as 425 Park Avenue, 390 Madison Avenue, Terminal Warehouse and TSX Broadway.

Wynwood  
Plaza

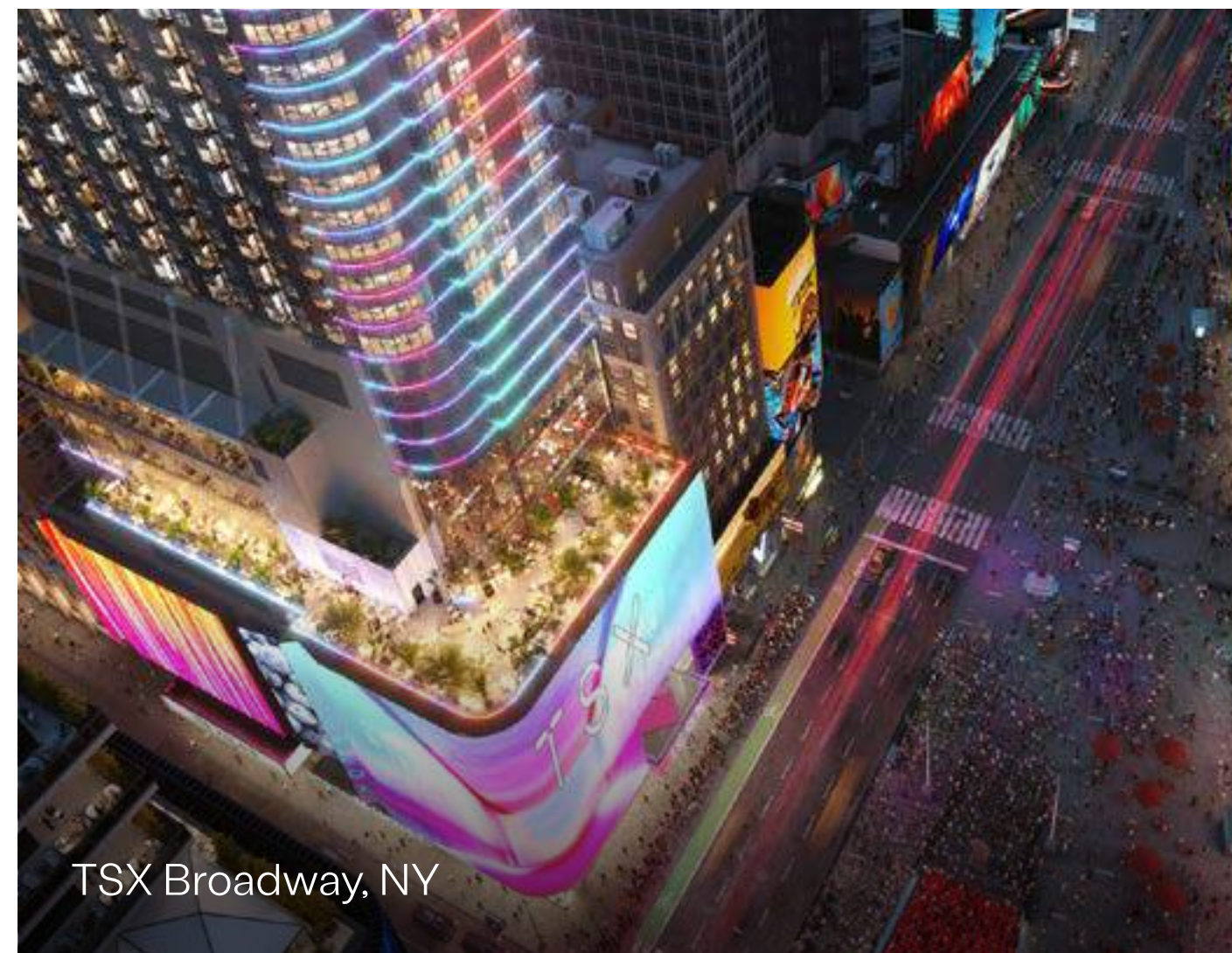
95 NW 29th Street, Miami  
thewynwoodplaza.com



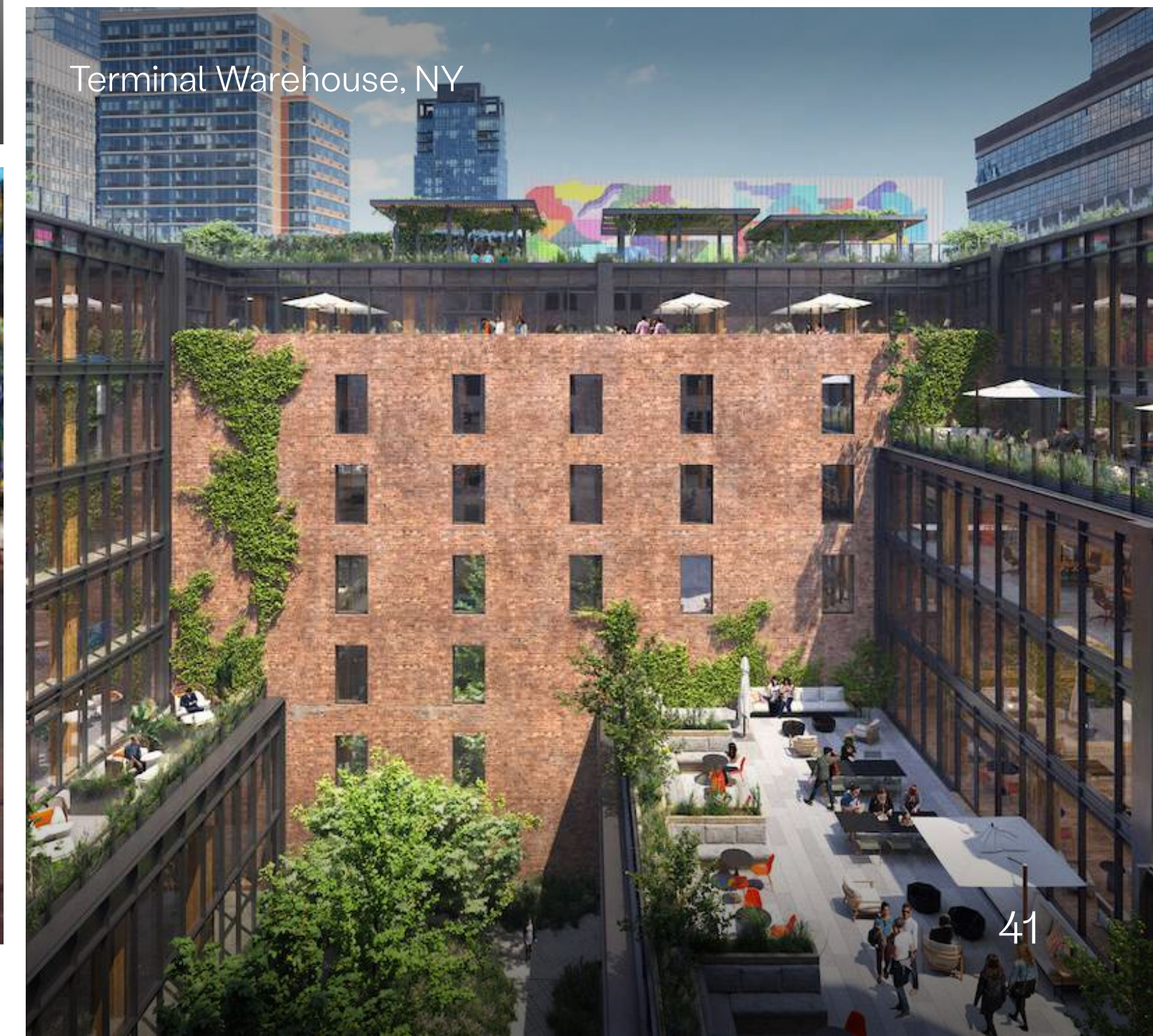
425 Park Avenue, NY



390 Madison Avenue, NY



TSX Broadway, NY



Terminal Warehouse, NY

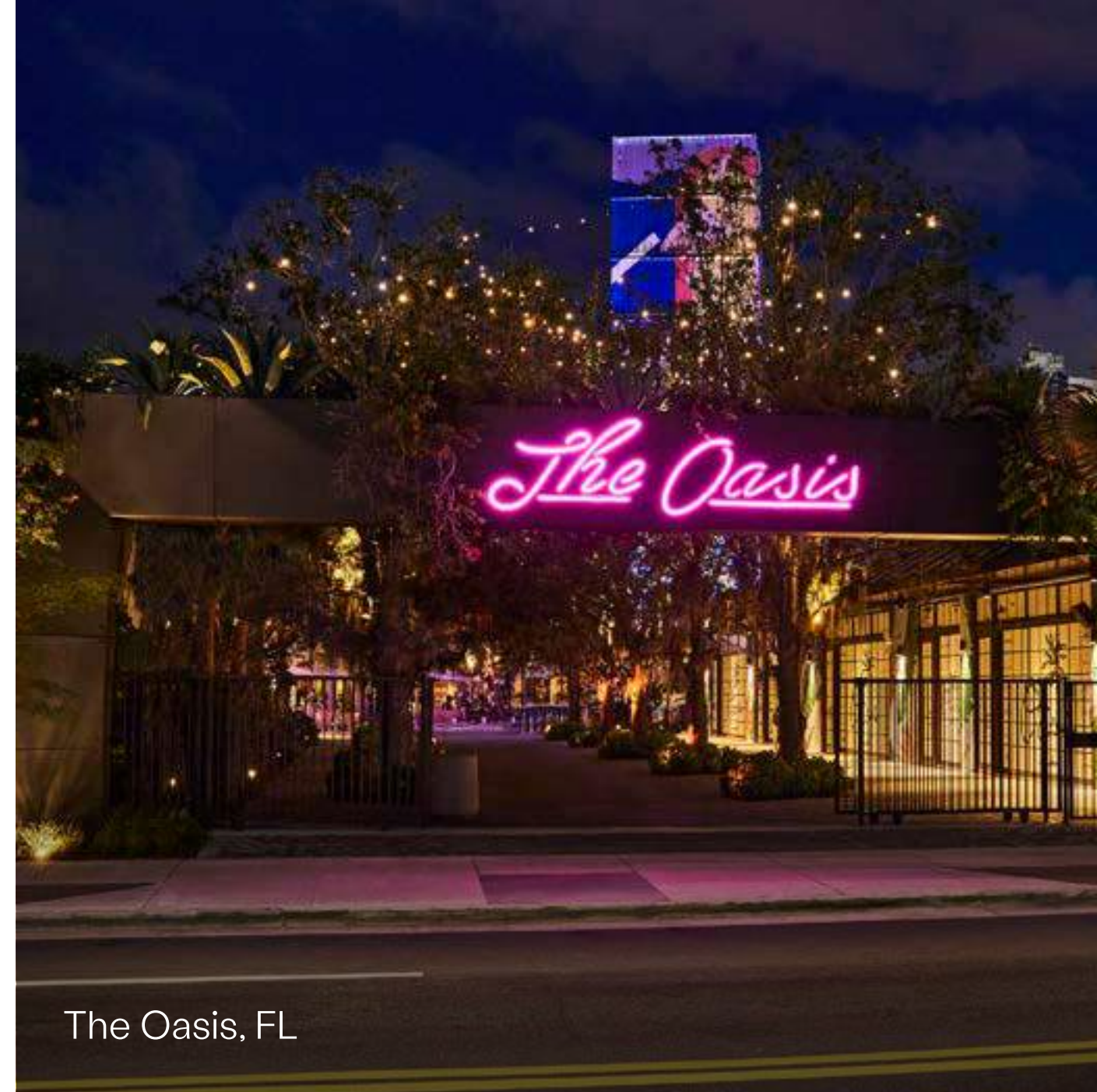
# Oak Row Equities *Developer.*

Oak Row Equities is an opportunistic real estate private equity and development company that emphasizes *creativity and innovation* across all aspects of its vertically integrated platform.

Oak Row Equities was founded in 2018 by David Weitz and Erik Rutter. The company is headquartered in New York with an office in Miami. It provides a broad spectrum of services to its partners including acquisition, disposition, asset management, leasing, design, construction, accounting, and capital markets expertise. Oak Row Equities has an operating and development portfolio of over 1 million square feet.

## Relevant Project: The Oasis

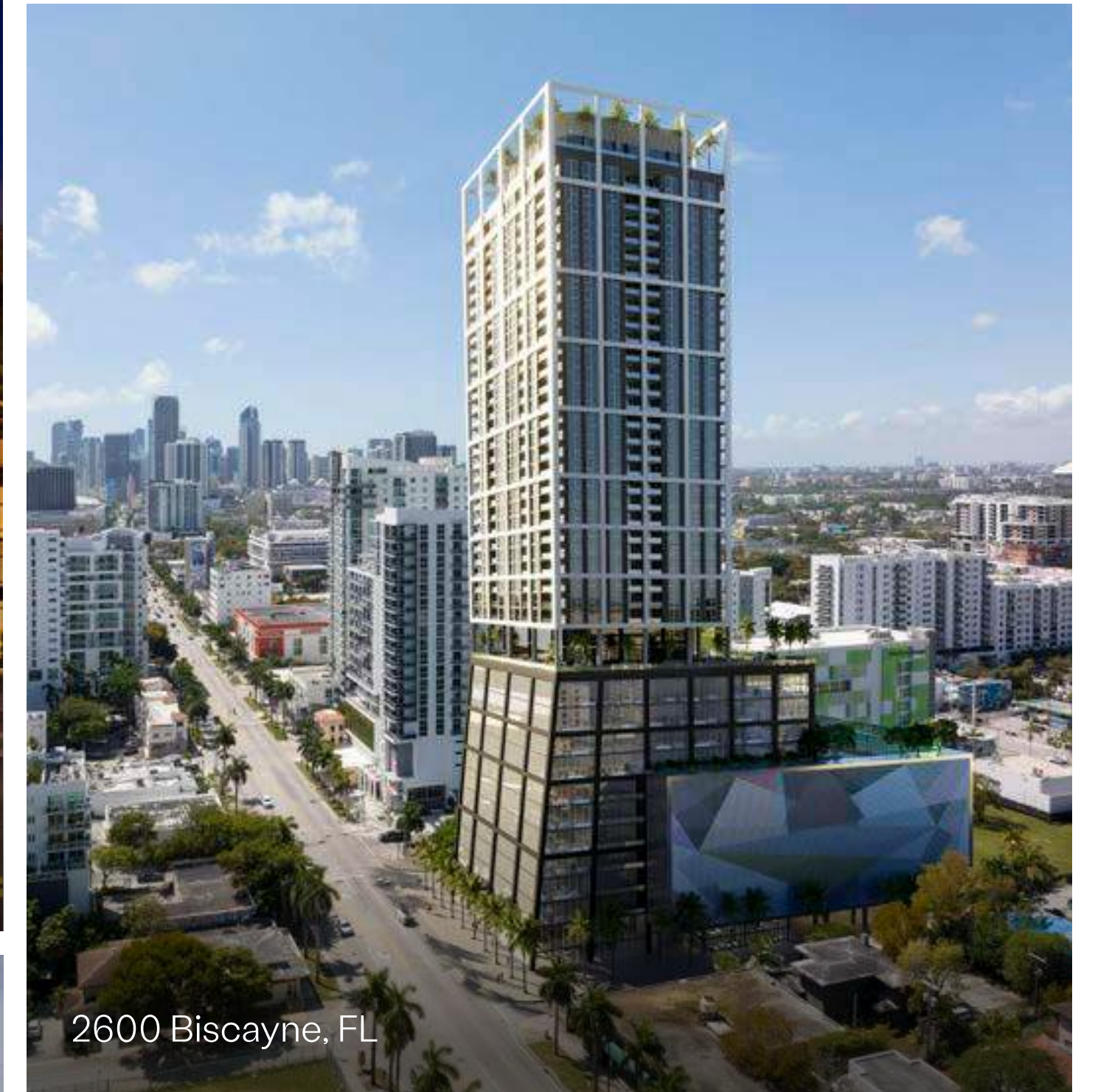
The Oasis is a 72,000 SF mixed-use development located in the heart of Wynwood — on North Miami Avenue between 23rd and 24th Streets — 5 blocks South of Wynwood Plaza. The Oasis is anchored by Spotify's Latin America and South Florida headquarters, which at the time of execution represented the largest tech lease signed outside of Downtown Miami. The Oasis is comprised of approximately 20,000 SF of office space, 12,000 SF of retail space, and a 35,000 SF outdoor courtyard. The Oasis is 100% leased and is considered the cultural epicenter of Wynwood.



The Oasis, FL



The Oasis, FL



2600 Biscayne, FL



The Oasis, FL

Development Team

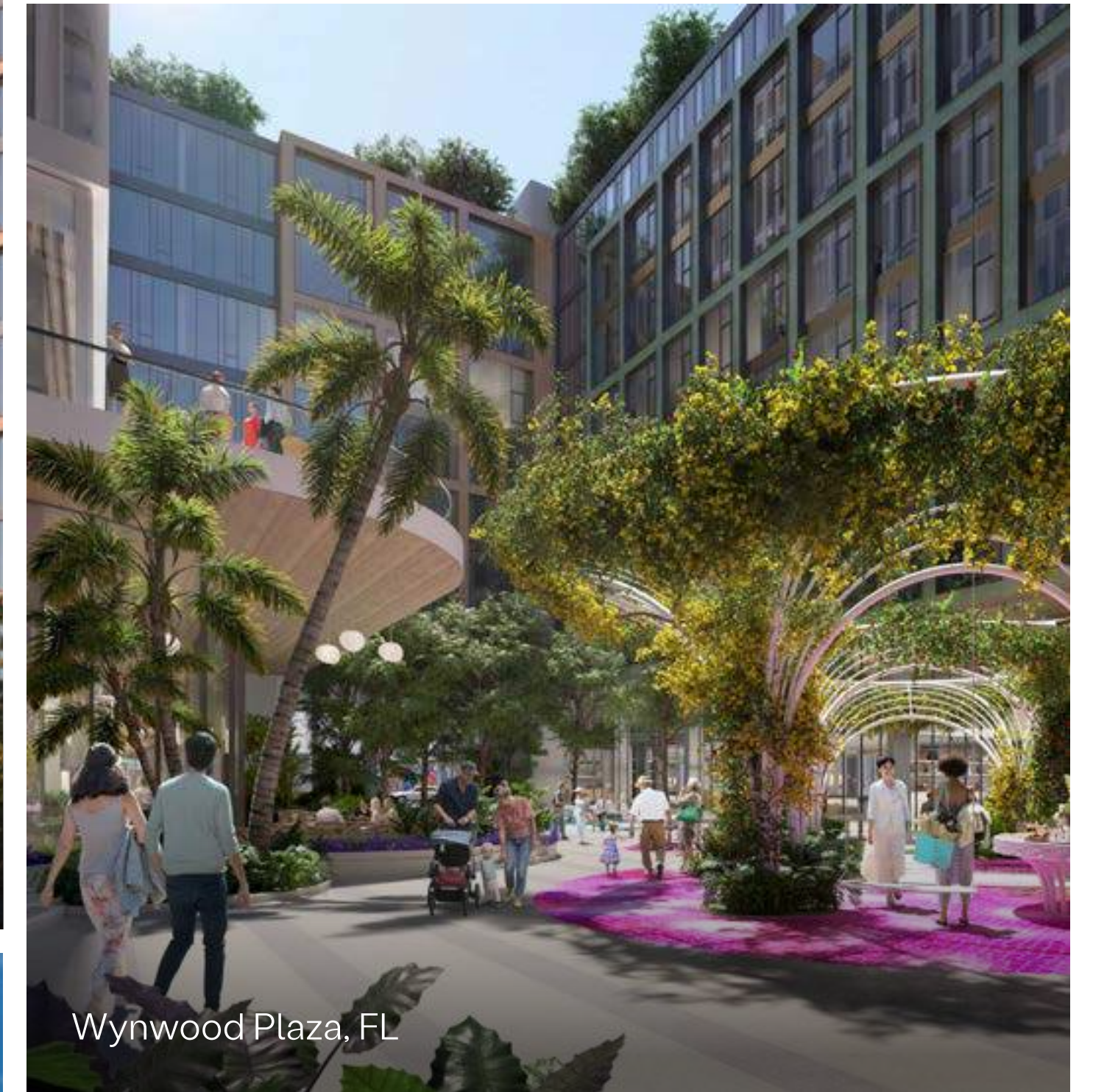
# Claire Group *Partner.*

Claire Group is a multi-billion-dollar global investment firm spanning multiple high growth sectors including tech, telecom, media, real estate, sports and others.

A native of Miami, Claire founded his first business Brightstar in Miami in 1997 and grew it to become the world's largest global wireless distribution and services company with revenues exceeding \$10 billion. During his tenure as CEO of SoftBank Group International, Claire relocated the firm's headquarters from Tokyo to Miami in 2019 to help the city increase its presence as a global tech hub through the launch of the \$8 billion SoftBank Latin America Fund and \$100 million Opportunity Fund.

**Wynwood  
Plaza**

95 NW 29th Street, Miami  
[thewynwoodplaza.com](http://thewynwoodplaza.com)



# Shorenstein *Partner.*

Shorenstein Properties (“Shorenstein”) was founded in 1924 as a regional brokerage and property management company and evolved into a national owner, operator, and developer of *high-quality office properties*.

Today, Shorenstein operates as a fully integrated investment and operating company with over 270 professionals and owns and manages over 22.6 million square feet of office space valued at over \$8.3 billion. As one of the United States’ premier real estate private equity managers, Shorenstein has over 25 years of direct experience as a fund sponsor with a consistent investment strategy and a senior management team with an average tenure of 17 years at the company.

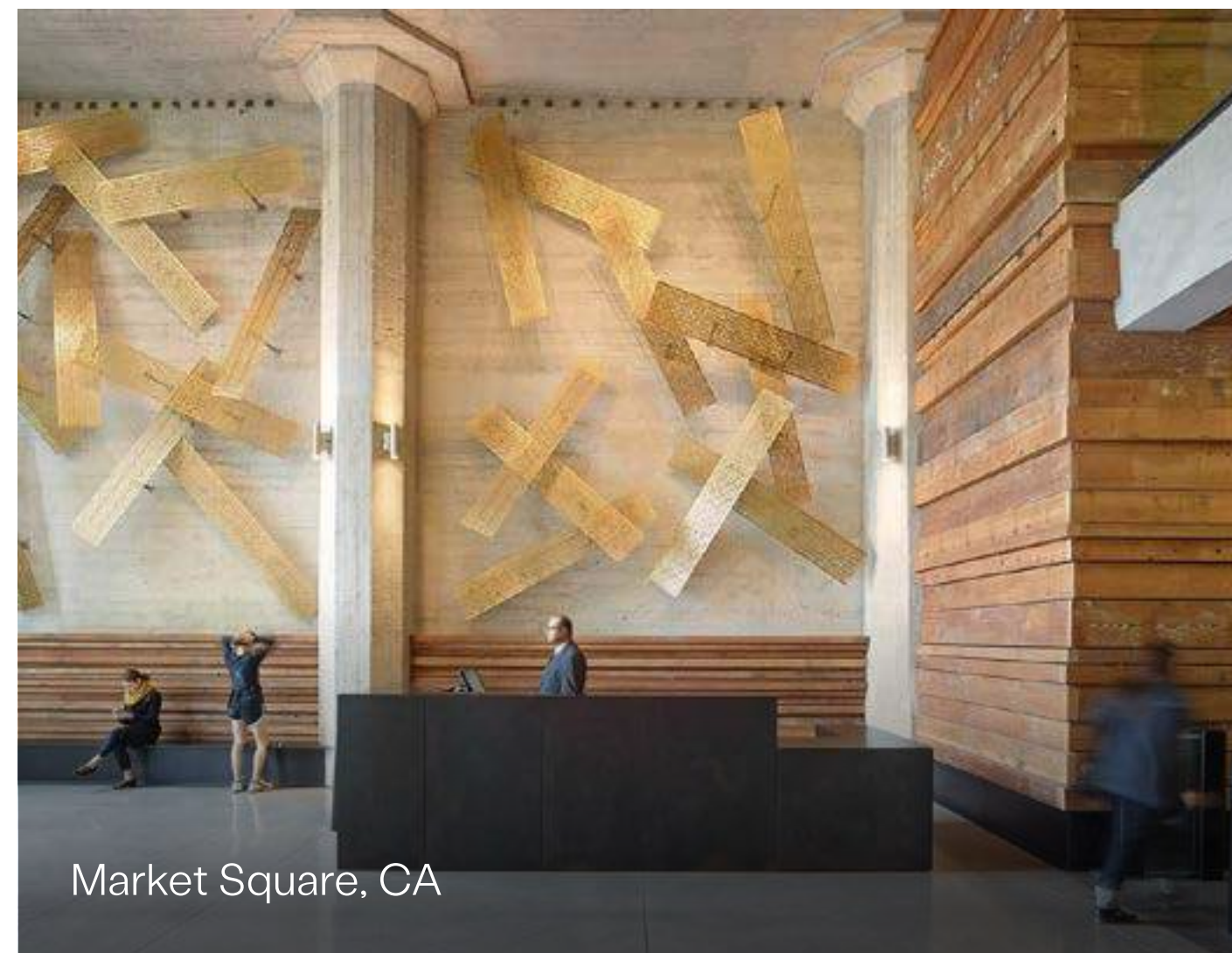
Shorenstein’s investment thesis targets only high-quality properties and development sites with demonstrated and sustainable leasing advantages located in dynamic United States markets. Shorenstein leverages their deep experience and in-house operating capabilities in focusing on situations with inherent value enhancement opportunities including development, construction, leasing, and building operations. Since 1992, the company has sponsored twelve closed-end investment funds that have invested in properties totaling 65.3 million square feet.

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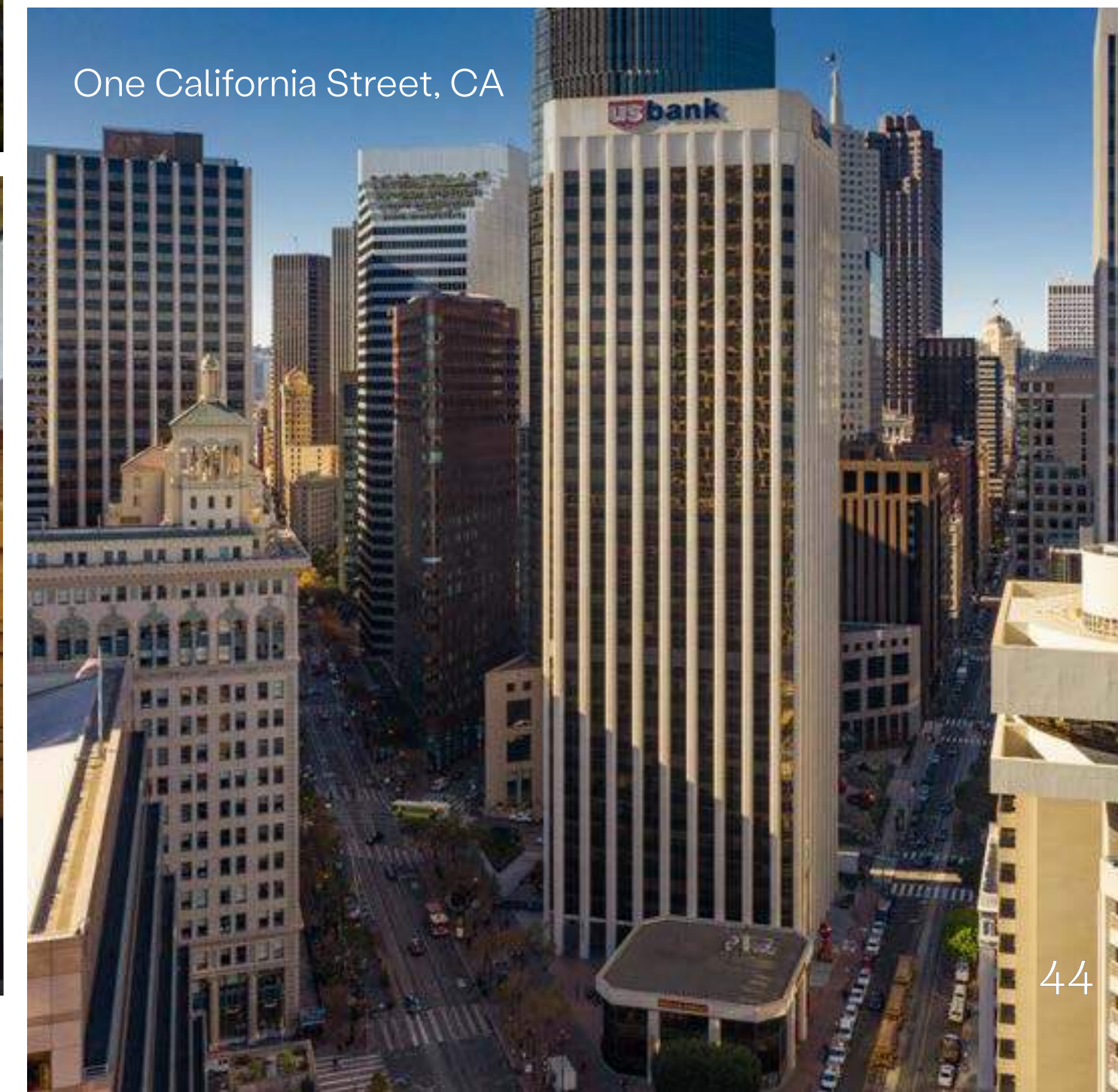
The Main Las Olas, FL



Market Square, CA



The Domain Portfolio, TX



One California Street, CA

Development Team

# Gensler *Architect.*

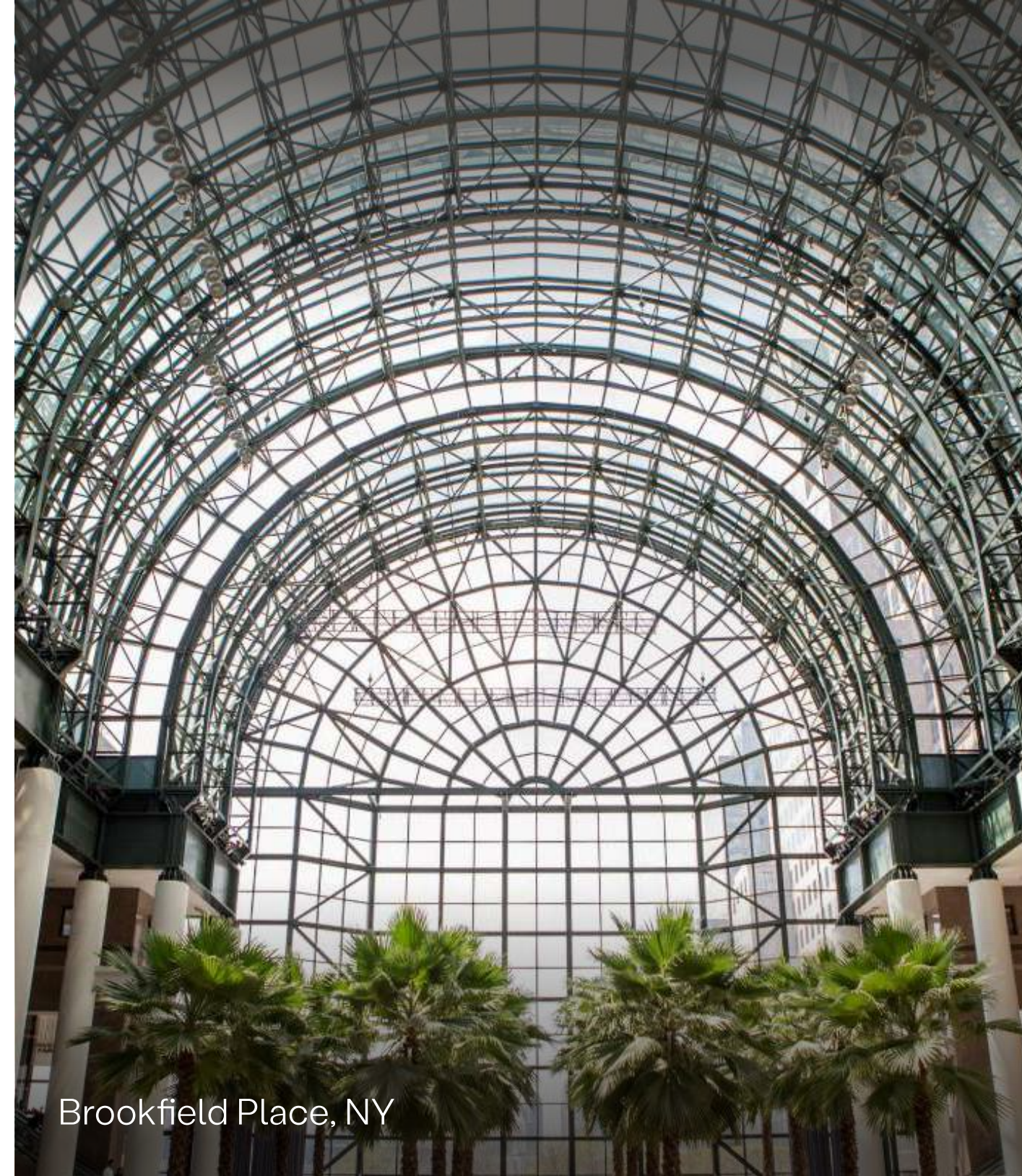
Gensler is a global architecture, design, and planning firm with 50 locations and more than 6,000 professionals networked across Asia, Europe, Australia, the Middle East, and the Americas.

Founded in 1965, the firm serves more than 3,500 active clients in virtually every industry. Gensler designers strive to make the places people live, work, and play more inspiring, more resilient, and more impactful.

Ranked as the #1 Architect in the world by Architectural Record, Gensler designed 8,000 projects in 2,500 cities. Gensler's capabilities expand beyond that of a traditional architect and include specialties such as branding, strategy, signage, and wayfinding for a variety of locations. Gensler has played an intimate role in some of New York's most recognized destinations such as Brookfield Place, the Museum of Modern Art, and Saks Fifth Avenue's Flagship location.

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Brookfield Place, NY



MoMA, NY



Ford Foundation, NY



Shanghai Tower, China

Development Team

# Field Operations *Landscape Architecture.*

Field Operations is a leading-edge urban design and landscape architecture practice based in New York City, with offices in San Francisco, Philadelphia, and Shenzhen.

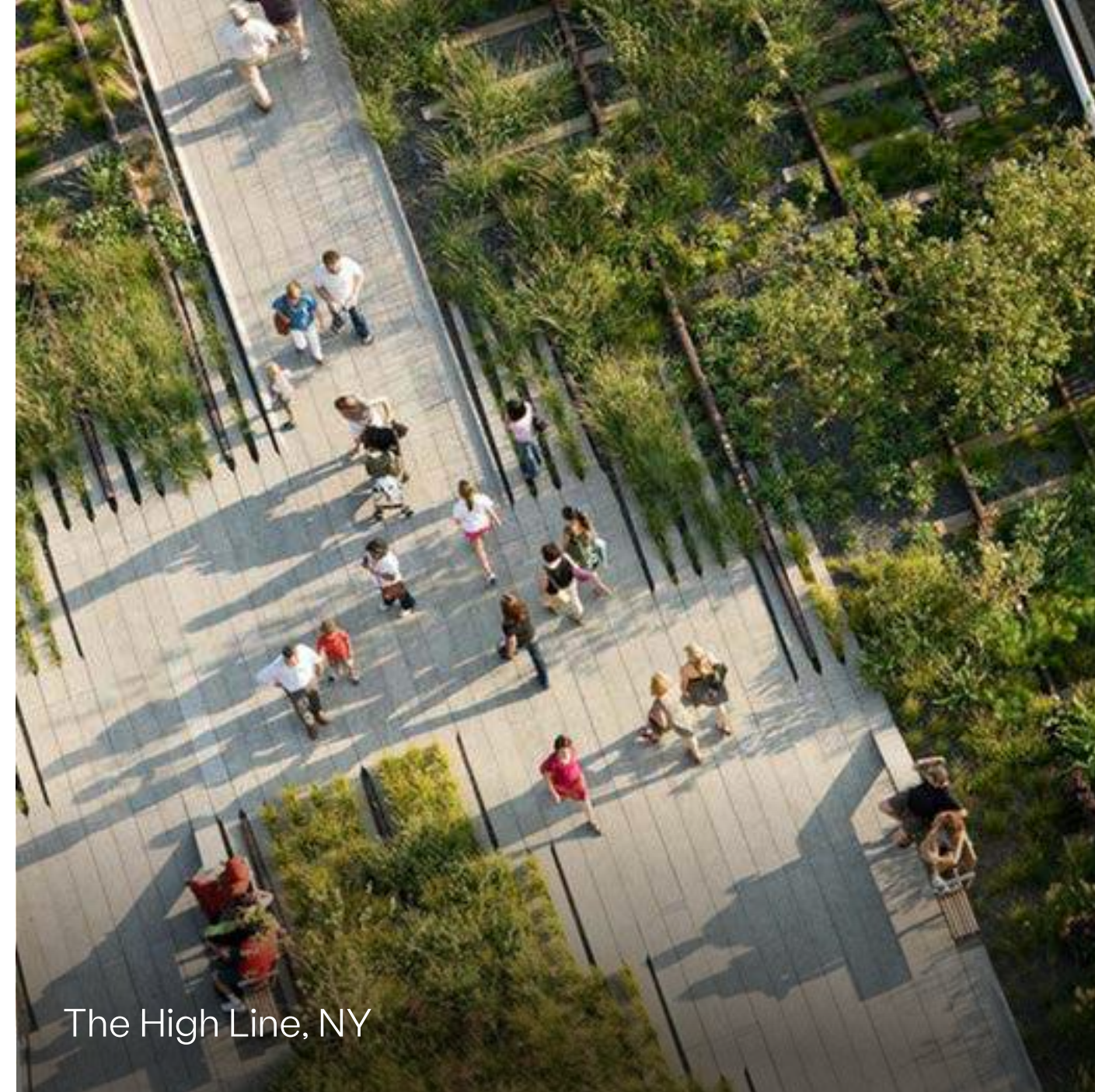
Field Operations is renowned for strong contemporary design across a variety of project types and scales, from large urban districts and mixed-use master plans, to large parks, waterfronts, and public spaces, to small well-crafted, detailed designs. Regardless, there is a special commitment to the design of a vibrant and dynamic public realm, informed by the ecology of both people and nature, rooted in place and context.

Important projects include New York's High Line; London's South Park Plaza; Seattle's Central Waterfront; Santa Monica's Tongva Park; The Underline in Miami; Cleveland's Public Square; Chicago's Navy Pier; Memphis' Shelby Farms Park; Hong Kong's Victoria Dockside; and Brooklyn's Domino Park.

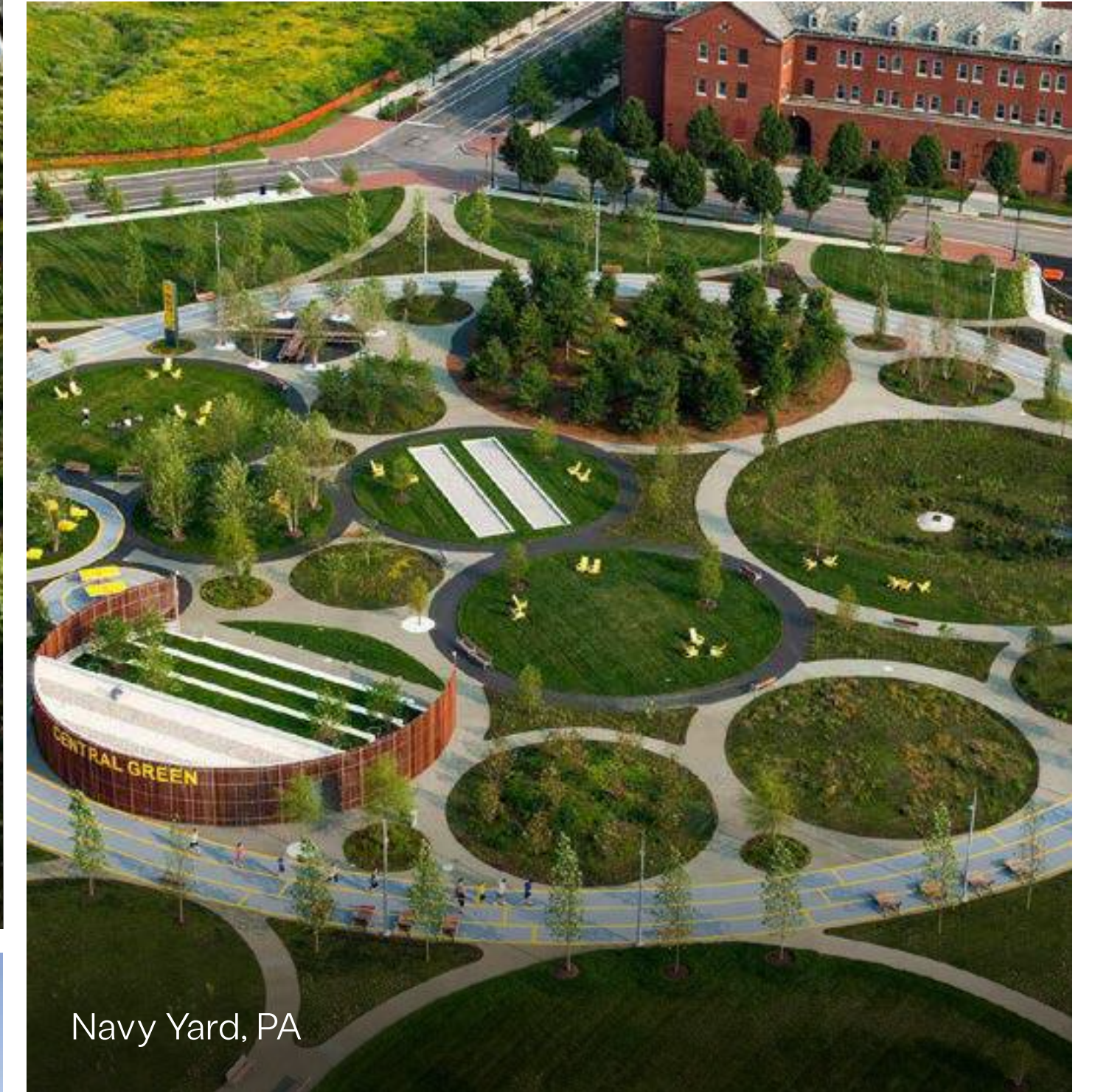
Current projects include the Tunnel Tops at the Presidio, SF; the South Bay Resiliency Initiative, San Francisco; the Cultural Arts District and Central Park, Doha; and the new city of Qianhai, Shenzhen, China.

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The High Line, NY



Navy Yard, PA



The Underline, FL



Tongva Park, CA



DESIGN DISTRICT

195

WYNWOOD NORTE

Wynwood Plaza

MIDTOWN

brightline

THE WYNWOOD BUILDING

WYNWOOD GARAGE

BAKERY

95

THE TACO STAND

WYNWOOD WALLS

PITUSA

ARCADE

STATION

BISCAYNE BAY

THE WYNWOOD MARKETPLACE

MIAMI SELFIE MUSEUM

The Oasis

1800 lucky

Wynwood



# Wynwood Plaza

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